

Holters

Local Agent, National Exposure

The Old Yews, Clunbury, Craven Arms, SY7 0HE

Offers in the region of £395,000



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A detached, period property located within the sought-after, Shropshire village of Clunbury, offering no upward chain, 3 bedrooms, countryside views, off road parking and a walled garden.

- Detached Cottage
- Kitchen/Diner
- Off Road Parking
- Sought-After Village Position
- 3 Bedrooms
- Period Features
- Available with No Upward Chain
- Spacious Living Room
- Walled Garden
- Distant Countryside Views

Key Features

- Detached Cottage
- 3 Bedrooms
- Spacious Living Room
- Kitchen/Diner
- Period Features
- Walled Garden
- Off Road Parking
- Available with No Upward Chain
- Distant Countryside Views
- Sought-After Village Position

The Property

The Old Yews is a detached, period property found in the heart of the popular village of Clunbury, which sits within the scenic Clun Valley surrounded by glorious Shropshire countryside and rolling hills as far as the eye can see, close to the Welsh/English border.

Thought to originally date circa mid-18th century, this unique cottage is available with no upward chain and has been lovingly maintained over the years by the present owner. The property has an abundance of character including exposed timbers, quarry tiled flooring and fireplaces and offers spacious accommodation, 3 bedrooms, a bathroom, a sizeable

living room and a kitchen diner. Distant views of the surrounding countryside/hills can be enjoyed, whilst outside there is off road parking and a walled garden.

The accommodation spans across 2 floors and is made up on the ground floor of a kitchen diner complete with an exposed fireplace, the light and airy living room which also has plenty of space for a dining table and includes a fireplace with an inset 'Clearview' wood-burning stove. A door from the living room accesses the garden, while a further door opens to a stairwell which leads up to the first floor. Upstairs, there are 3 good-sized bedrooms, a bathroom, a separate W.C and a landing area, which doubles up as a useful study area if required.

Outside, a gated gravelled driveway provides off road parking for 2 vehicles. The private garden is largely laid to lawn, has well-defined stone walled borders, flowered beds, a variety of mature shrubs and a paved seating area, which poses as the perfect spot to relax. In addition, there is a useful storage shed/log store.

The Location

The Old Yews occupies a position in the idyllic village of Clunbury which is nestled in the picturesque Clun Valley. The area is renowned for its outstanding natural beauty and is a haven for nature enthusiasts and those of an active disposition. Encompassed by stunning scenic countryside with rolling hill tops as far as the eye can see., whilst the nearby surroundings are popular with walkers and cyclists and present a variety of outdoor pursuits.

Clunbury is a welcoming and friendly village and embraces the 'laid back', tranquil lifestyle. Primarily an agricultural based community Clunbury is made up largely of period residential homes and farms, but does offer facilities to include a well-regarded primary school and a church, St. Swithuns's. A traditional pub, The Crown Inn, offers wonderful home cooked meals and is located 3 miles away in the neighbouring village of Clunton, while there is a community shop less than 2 miles way in Aston-on-Clun. Further recreational and



educational facilities are available in Clun (5 miles west) and Craven Arms (5 miles East). Both offer a range of facilities, a variety of public houses, a host of community clubs and societies and useful transport links via bus and a railway station (Craven Arms Heart of Wales Line). Further afield lies the historic town of Ludlow (12 miles south-east), Church Stretton (12 miles north) and the county town of Shropshire, Shrewsbury (24 miles north).

Services

We are informed the property is connected to mains water and electricity.

Heating

Oil fired central heating and a wood-burning stove.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band E.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries.

Nearest Towns

- Clun - 5 miles
- Craven Arms - 5 miles
- Bishops Castle - 8 miles
- Knighton - 11 miles
- Church Stretton - 12 miles
- Ludlow - 12 miles
- Shrewsbury - 24 miles

What3words

tricycle.cuddled.sticks

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Money Laundering Regulations

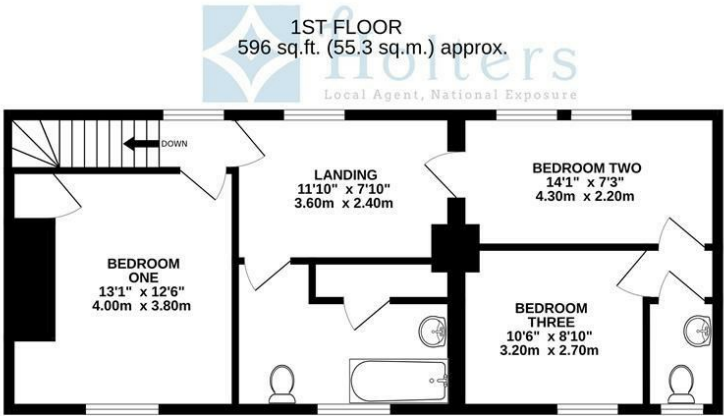
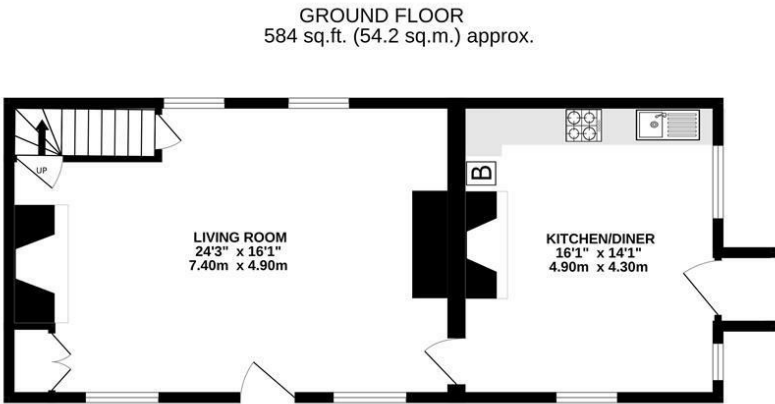
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way

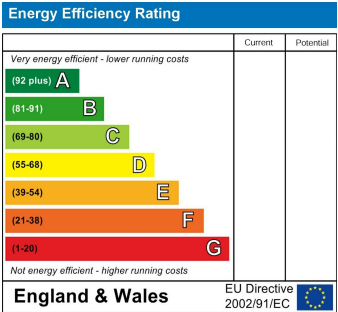
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -
Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



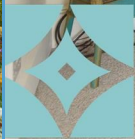
TOTAL FLOOR AREA : 1179 sq.ft. (109.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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