



The Manse Hospital Lane, Clun

Offers in Region of £475,000

- Detached House
- 3 Double Bedrooms
- 3 Reception Rooms
- Beautifully Maintained Accommodation
- Family Bathroom, En-Suite & Downstairs WC
- Period Features
- Set Over 3 Storeys
- Distant Countryside Views
- Useful Utility & Workshop/Garage
- Landscaped, West-Facing Garden
- Close to Facilities Inc. a Shop, School, Pub & GP's

The Manse is a charming and unique, detached period house occupying a pleasant position along Hospital Road in the historic town of Clun, nestled in the picturesque Clun Valley. Surrounded by some of the most beautiful countryside Shropshire has to offer, Clun is a welcoming and close-knit community found close to the Welsh/English border, where the pace of life is refreshingly relaxed and the rolling hills and glorious countryside are never far away.

Originally built in 1887 as the Manse to the neighbouring church, this distinctive red brick property boasts a rich history and offers an appealing blend of period character and practical modern-day living. Beautifully presented and lovingly maintained, The Manse provides spacious and versatile accommodation arranged over 3 floors, including 3 double bedrooms, 2 bathrooms, 3 reception rooms and a useful basement level incorporating a utility room and integral garage/workshop. The property also benefits from UPVC double glazed windows, whilst adding further appeal are the attractive, landscaped west-facing rear gardens and delightful distant views across Clun and the surrounding Shropshire countryside.

For those looking to enjoy the best of both town and country living, The Manse is ideally positioned within a short stroll of





Clun's useful everyday amenities, including the local shop and post office, café, primary school, hairdressers and 2 traditional public houses, The White Horse and The Sun Inn. The town is also blessed with a wonderful network of footpaths leading out into the surrounding countryside, with Clun Castle, riverside walks and the rolling Shropshire Hills all waiting to be explored. Whether you're a keen walker, cyclist, nature enthusiast or simply someone who enjoys getting out into the fresh country air, there is certainly no shortage of places to discover.

Inside, the entrance door opens into a welcoming hallway with stairs rising off to the first floor and doors leading into the 2 main reception rooms. The living room is a wonderfully cosy and inviting space, centred around a feature fireplace housing a wood-burning stove, perfect for those colder winter evenings. A large window allows plenty of natural light to flood the room, whilst the attractive fireplace surround serves as a pleasant reminder of the property's Victorian origins. Across the hallway, the sitting room provides another comfortable reception space, complete with a delightful bay window and built-in shelving, making it ideal as a reading room, music room or perhaps a more peaceful place to retreat to away from the main living areas.

To the rear of the house, the dining area offers ample space for a family-sized dining table and leads openly through into the good-sized kitchen, creating a sociable and practical space for everyday living and entertaining. A door from the dining area provides direct access out to the rear garden, ideal for those warmer months when dining outside becomes a tempting option, while a further door and staircase leads down to the basement level. The kitchen is fitted with a range of wood-effect base and wall units, contrasting worktops and integrated cooking appliances, whilst also offering plenty of room for additional appliances. Completing the ground floor accommodation is a useful downstairs W.C, conveniently positioned off the dining area.

On the first floor, a spacious landing provides access into all 3 double bedrooms and the main bathroom. All 3 bedrooms enjoy delightful distant views towards the surrounding Shropshire countryside, with bedroom one being a particularly attractive room owing to its dual-aspect layout, allowing plenty of natural light to enter. Both bedrooms one and two benefit from fitted wardrobes, providing useful storage, whilst the principal bedroom also boasts a private en-suite shower room, fitted with a corner shower cubicle, W.C. and wash basin. Bedroom three is another comfortable double room, offering plenty of space for bedroom furniture. The main bathroom is particularly worthy of mention, featuring a beautiful

Located in the south of the rural county of Shropshire, Clun is a place steeped in history with the remains of a Norman castle, the town hall museum and the 15th century, famous Clun Bridge, just to mention a select few. The town offers plenty of useful facilities including a primary school, a

freestanding, roll-top bath, perfect for a relaxing soak at the end of a long day. The bathroom also includes a separate shower cubicle, wash basin and W.C.

A particularly useful feature of The Manse is the basement level, accessed via a staircase leading down from the kitchen. Here, a generous utility room provides additional storage and worktop space, along with a sink, plumbing for laundry appliances and the property's heating equipment. From the utility, access leads through into the integral garage, which is currently utilised as a workshop/store and provides an excellent space for those who enjoy DIY, require somewhere to keep tools and equipment or simply need that all-important additional storage.

Outside, the front of The Manse is approached via steps rising from the roadside, leading to a paved pathway and the entrance door, with established shrubs and planting creating an attractive first impression. To the rear, the beautifully landscaped, west-facing garden can be accessed through a side gate and is a real highlight of the property, which has clearly been lovingly cared for over the years. Predominantly laid to lawn, the garden enjoys an abundance of mature shrubs, ornamental trees, colourful flowered beds and well-established borders, providing plenty of interest throughout the changing seasons. Immediately adjoining the house is a paved seating area, ideal for alfresco dining or relaxing with an evening drink, whilst a pathway continues through the garden to a further seating area and attractive summerhouse. A useful wood storage adds practicality, whilst the established boundaries and mature planting provide a welcome degree of privacy.

Overall, The Manse presents a wonderful opportunity to acquire a distinctive period home, full of character and history, yet offering the comfort and practicality required for modern-day living. With its 3 double bedrooms, versatile reception rooms, useful basement accommodation, attractive gardens and enviable position within walking distance of Clun's amenities and surrounding countryside, this delightful property is certain to appeal to a variety of purchasers. Whether you're searching for a permanent family home, a peaceful countryside retreat or simply somewhere a little different from the norm, The Manse offers an appealing combination of charm, space and location, all within one of Shropshire's most picturesque small towns.

Council Tax band: D

Tenure: Freehold

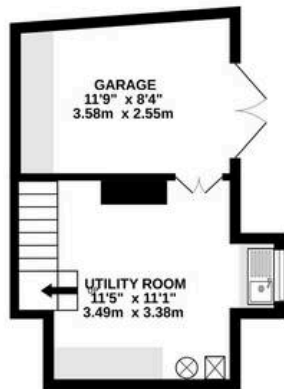
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

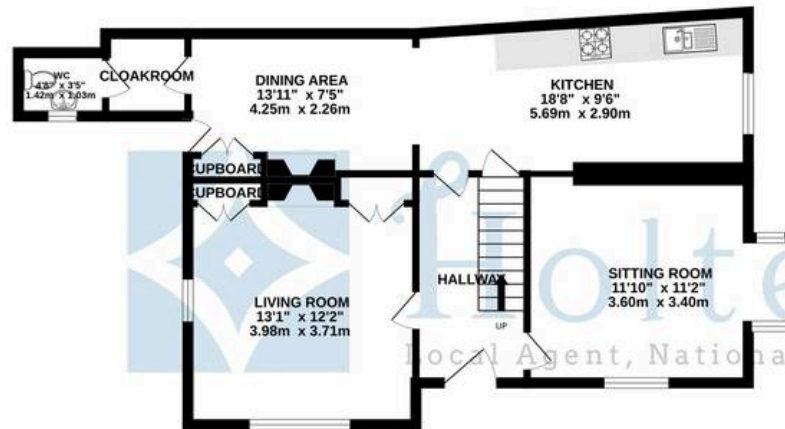
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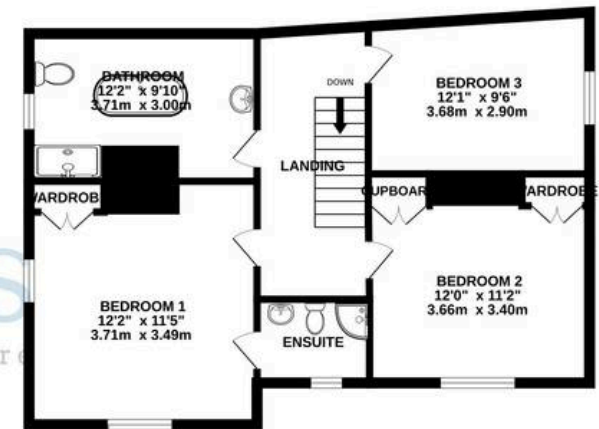
BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



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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