SAMUEL WOOD

The Cottage, 28-29 Clunton, Craven Arms, SY7 0HU

Offers In The Region Of £400,000

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Craven Arms, SY7 0HU

4 2 4 E

- Substantial detached character home extending to approximately 1,918 sq ft
- Four reception rooms offering flexible family living
- Spacious breakfast kitchen with pantry
- Principal bedroom with en-suite bathroom
- Popular village location surrounded by beautiful countryside
- Four double bedrooms plus versatile fifth bedroom/studio/home office
- Charming period features including exposed beams, fireplaces and flagstone flooring
- Conservatory overlooking the 3/4 acre garden and paddock
- Scope for modernisation and personalisation
- No onward chain.

Situated in the sought-after village of Clunton, this substantial detached period home offers almost 2,000 sq ft of versatile accommodation, combining character, generous living space and exciting potential to create a truly exceptional family home.

Rich in original features including exposed beams, fireplaces and flagstone flooring, the property provides a flexible layout with four reception rooms, ideal for modern family living, home working, hobbies or entertaining. At its heart is a spacious breakfast kitchen with ample room for family dining, complemented by a pantry, cloakroom and charming conservatory room overlooking the grounds. A separate first-floor room offers further flexibility as a fifth bedroom, studio or home office.

Upstairs, four generous double bedrooms retain much of the property's period charm, with the principal bedroom benefiting from an en-suite bathroom alongside a well-appointed family bathroom.

Outside, the mature gardens of around 3/4 acre feature a variety of seating areas, established trees and colourful borders, creating a wonderful setting to enjoy the surrounding countryside. Beyond lies a delightful paddock with a wildflower meadow and fruit trees, offering excellent scope for recreation, gardening, smallholding interests or simply enjoying as a natural extension of the grounds.

Offered with no onward chain, this is a rare opportunity to acquire a character-filled home of impressive proportions, with the versatility and potential to update, enhance and personalise to suit individual tastes and lifestyle requirements.

Directions

Please use the what3words app to locate the property using reference ///extra.storming.finger. This will take you to the driveway of the property.

Services: We understand that the property has Oil fired central heating, mains electric, mains water and private drainage. EPC E.

Broadband Speed: Basic 1 Mbps, Superfast 1800 Mbps

Flood Risk: The property has flooded in the past however does have flood barriers in place to minimise future risk.

Tenure: Freehold
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000
Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

Viewings: Strictly by appointment only, please contact the Craven Arms office on 01588 672728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.

Floor Plans

Approx Gross Internal Area
178 sq m / 1918 sq ft

Ground Floor
Approx 94 sq m / 1015 sq ft

First Floor
Approx 84 sq m / 904 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.