



SAMUEL WOOD

The Wainhouse Waterloo Lane, Clun, Craven Arms, Shropshire, SY7 8JF

Offers Over £450,000



# The Wainhouse Waterloo Lane

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- Stunning Outlook
- Air Source Heating
- Lovely Garden & Extensive Driveway Parking
- 2 Reception Rooms
- Solar Panels & Solar Thermal (Hot Water) Panels
- Double Garage & Workshop
- 4/5 Bedrooms
- No Onward Chain

Nestled in the pretty Shropshire town of Clun, this spacious and practical dormer-detached bungalow on Waterloo Lane offers a delightful blend of comfort and versatility. With stunning views of the Shropshire Countryside, this property is perfect for those that are looking for a convenient country lifestyle. The property has a number of features that will appeal to a wide range of buyers from solar PV which provides electricity with a feed-in-tariff currently paying in over £800 per annum and solar thermal (hot water) panels, there is also an air source heat pump all of which help provide a very good EPC rating of C. There is also workshop for those with specific hobbies or the need for extensive storage or possibly annex potential.

The accommodation features two inviting reception rooms that provide ample space for relaxation and entertaining. The ground floor comprises a welcoming reception hall, a convenient WC, and a living room complete with a Clearview woodburning stove, perfect for cosy evenings. The dining room flows seamlessly into a well-appointed kitchen breakfast room, which boasts a walk-in pantry and a large utility. Additionally, there are three double bedrooms on this level, one of which is currently utilised as an office, alongside a practical downstairs shower room.

Venturing to the first floor, you will find a generous landing leading to two further double bedrooms and a family bathroom. A large walk-in cupboard houses the hot water system and plentiful storage

Outside, the property is equally impressive, featuring substantial driveway parking for a number of vehicles and a double garage that includes a workshop area, accessible via electric doors. The first floor of the garage is unconverted and offers additional storage or hobby space, catering to various interests or provides annex accommodation potential. The garden is a true delight, laid to lawn with a dedicated fruit and vegetable garden, a large greenhouse, and an additional storage shed, making it ideal for gardening enthusiasts. Adjacent to the property there is a walkway which takes you to the high street in a matter of minutes providing easy access to the local amenities.

This exceptional property combines practicality with scenic beauty, making it a perfect family home or a peaceful retreat. Don't miss the opportunity to make this lovely property your own.







## Directions

What3words ///spaceship.frost.ripen

Services: Air Source heating, Mains electric there are also solar panels which provide a feed in tariff & a thermal panel to power the hot water. Mains water, Mains drainage.

Broadband Speed: Basic: 17 Mbps Superfast: 79 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is 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.

Viewings: Strictly by appointment only, please contact the Craven Arms Office on 01588 672 278 or email [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader on 07974 015 764.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
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