



Clunbury Cottage, Clunbury, Craven Arms, Shropshire

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BNP PARIBAS GROUP

Clunbury Cottage

Clunbury, Craven Arms, Shropshire, SY7 0HG

A charming four bedroom period property in the popular and scenic village of Clunbury.

Craven Arms 4.5 miles, Ludlow 12 miles,
Shrewsbury 25 miles, Leintwardine 6.2 miles

Drawing room | Sitting room | Sun room | Dining room | Kitchen | 4 Bedrooms | 2 Bathrooms
Cloakroom | Utility room | Cellar | Garage
Garden | EPC E

The property

Clunbury Cottage is a charming detached Grade II listed property set in the heart of the picturesque village of Clunbury. There are numerous original features; exposed timber beams, flagstone flooring and original fireplaces. The property does require modernising throughout.

On the outside, the property displays elevations of timber-frame, stone walls and rendered brick, while inside there are exposed beams and original fireplaces. On the ground floor there are four comfortable reception rooms including the drawing room and sitting room, which are adjacent and connected by vertical timber beams. The drawing room features an impressive stone-built inglenook fireplace. The sitting room has french doors onto the terrace and back garden. The sun room enjoys views across the garden. A large formal dining room with a cast iron fireplace and flagstone flooring is off the kitchen. The kitchen has fitted units, a central island, an Aga and original bread oven. There are stairs down to there cellar where there is extra storage.

There are two staircases, the first leads to the triple aspect principal bedroom with views over the garden and has large built in wardrobes, a further bedroom and family bathroom. The second staircase leads to the generous landing area which is currently used as a library. A Jack and Jill bathroom joins the second bedroom with the library. On this floor there is a double bedroom with views across the garden and up towards the hills. Up the stairs again, brings you to a twin bedroom with access to loft storage.

A barn, with planning permission is available separately with a guide price of £80,000

Outside

The property is approached via iron gates which open onto a gravel driveway where there is a detached garage. The garden includes gravel pathways and a lovely feature is the box hedging which surrounds the house. Paved terracing at the back where you can sit and enjoy the flowerbeds, large rear lawn and a selection of shrubs, established hedges and mature trees.



Location

The small village of Clunbury lies in the heart of the picturesque and popular Shropshire Hills Area of Outstanding Natural Beauty. The village is in a rural setting and has a local primary school, while the small town of Craven Arms, five miles to the east, offers a range of everyday amenities, including local shops, a post office and a supermarket. The historic town of Ludlow is 12 miles away, offering excellent shopping and a choice of supermarkets, plus a wealth of cultural and leisure attractions. The area is well connected by road, access to M54, and the A49 is just five miles from the property, offering access towards Shrewsbury to the north, while Craven Arms mainline station provides services towards Cardiff to the south, and Crewe and Manchester to the north.

Directions

From Ludlow, take the A49 northwest, at Craven Arms, take first exit at the roundabout to B4368. Follow the B4368 for over four miles, turn left at the junction of the Tea Rooms, signposted Clunbury. Continue into Clunbury, and you will find the property on the right.

Please use this app for directions.

[WHAT3WORDS///ideas.passports.community](https://www.what3words.com/ideas.passports.community)



Clunbury Cottage, Craven Arms, Shropshire
 Main House internal area 2,186 sq ft (203 sq m)
 Garage internal area 301 sq ft (28 sq m)
 Store internal area 260 sq ft (24 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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General

Local Authority: Shropshire Council

Services: Mains electricity and water, oil fired central heating. Private drainage which is compliant.

Council Tax: Band F

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Other items available by separate negotiation.

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Tenure: Freehold

Guide Price: £499,950 - the house

Guide Price: £80,000 - the barn

Ludlow

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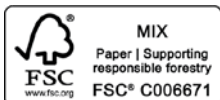
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