



Clunton Mill, Clunton, Shropshire

For the finer things in property.



Clunton Mill, Clunton, Shropshire SY7 0HU

An incredible opportunity to create something very special

Clun 2 miles, Bishops Castle 6 miles,
Leintwardine 8 miles, Ludlow 15 miles,
Shrewsbury 27 miles

Entrance hall | Sitting room | Music room
Kitchen | 3 Bedrooms | Family bathroom
Gardens | 6.8 acres | Two-storey workshop
Three-storey outbuilding/mill house | 2 Two-storey outbuildings/barns | EPC rating TBC
Approaching 7 acres

Outside

The Grade II listed property is accessed down a private drive, lined with cherry trees to either side. It opens to a wonderful setting of house, mill and outbuildings, which creates a private courtyard feel. The property enjoys a generous rural plot of just under 7 acres, encircled by established trees, paddocks and the River Clun, with undulating countryside vistas surrounding the property. The mill pond and stream runs through to the handsome early 19th century stone and brick-built mill, which spans three floors and contains much of its original workings. This sits next to the mill house. A trio of additional adaptable two-storey stone and timber-clad outbuildings and agricultural structures provide a range of opportunities, with two sizeable barns and a large workshop. Mature trees, shrubbery and planting sit among lush lawns, with a metal gate opening to the adjoining field.

Location

The peaceful village of Clunton on the River Clun sits in the Shropshire Hills Area of Outstanding Natural Beauty.

The Clun valley has been drawing people in for decades, and rightly so, it is a bucolic piece of England. Clunton is small, but has a strong sense of community and boasts a popular public house. Nearby Leintwardine and Clun are very well thought of, and offer a range of everyday amenities one would need. Travelling a little further are the market towns of Bishops Castle via the A488 which continue to Shrewsbury. The historic market town of Ludlow offers even more comprehensive recreational and cultural facilities and is on the main train line, Cardiff to Manchester. The A49 can be picked up at Craven Arms, which connects to the national motorway network. Notable schools in the area include Bedstone College, Moor Park and Lucton. Bishops Castle Primary and Community College offer good state education.



The property

It is all about what it could be. The mill house could be connected to the mill to create a very special house indeed. Positive conversations have been had with the Listing officer but there have been no formal applications made for change of use for the mill to the Listing office or to the local authority for planning permission. The necessary consents would need to be sought.

This property has so much character and original detailing, particularly through the mill, which has some wonderful timber work and the original mill and mill works. The property as a whole offers a combined total of over 10,800 sq. ft. of versatile internal accommodation, including a wide range of outbuildings.

The property has flooded in the past and any purchaser will need to work closely with the Listing officer and the local authority to find the best way forward to mitigate this. One suggestion is joining of the mill and mill house to increase the floor areas that would be above any flood waters, with the ground floors being considered more utility, and set up in the knowledge that they will likely flood. As said, any works are subject to the necessary consents.



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 Main House internal area 1,549 sq ft (144 sq m)
 Mill Building internal area 1,211 sq ft (113 sq m)
 Other buildings 8,120 sq ft (755 sq m)
 Total area 10,880 sq ft (1,011 sq m)



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

□ □ □ □ Denotes restricted head height

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Directions

What3words///dubbing.seabirds.offline

General

Local Authority: Shropshire Council
Services: Mains electricity, mains water, private drainage which may not comply with current regulations. Oil fired central heating.
Council Tax: Band D
Fixtures and Fittings: Only items known as fixtures and fitting are included in the sale. Other items may be available by separate negotiation.
Tenure: Freehold
Guide Price: £425,000

Informal tender date of 10th October 2024 - all offers need to be in by midday.

Ludlow

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