



6, Castle Street, Clun, SY7 8JU
Price £240,000

**COBB
AMOS**
SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

6 Castle Street Clun

Welcome to this charming Victorian house located on Castle Street in the picturesque town of Clun, Craven Arms. This delightful property boasts two reception rooms, two bedrooms, and a beautifully presented bathroom. Situated in a popular town location, you'll find yourself immersed in the quaint surroundings of Clun with easy access to local amenities and scenic views. The decked area and gardens are ideal for enjoying a cup of tea in the morning or hosting a summer barbecue with friends and family.

- Mid-terraced Victorian property
- Period features and well presented throughout
- Two/Three bedrooms
- Decked and garden to the rear
- Great location just off centre of Clun
- Located in an Area of Outstanding Natural Beauty
- No onward chain

Material Information

Price £240,000

Tenure: Freehold

Local Authority: Shropshire

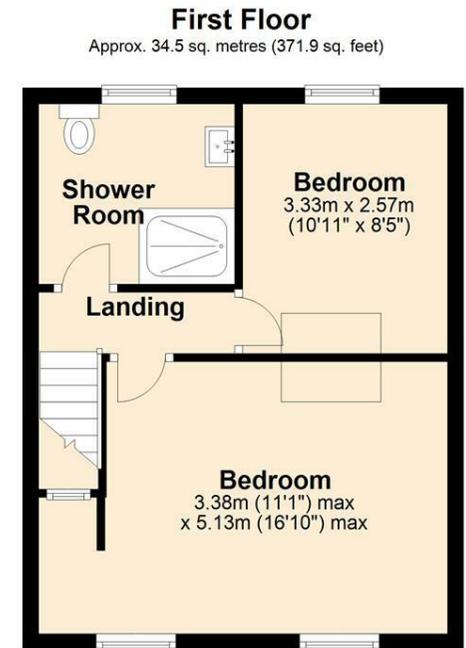
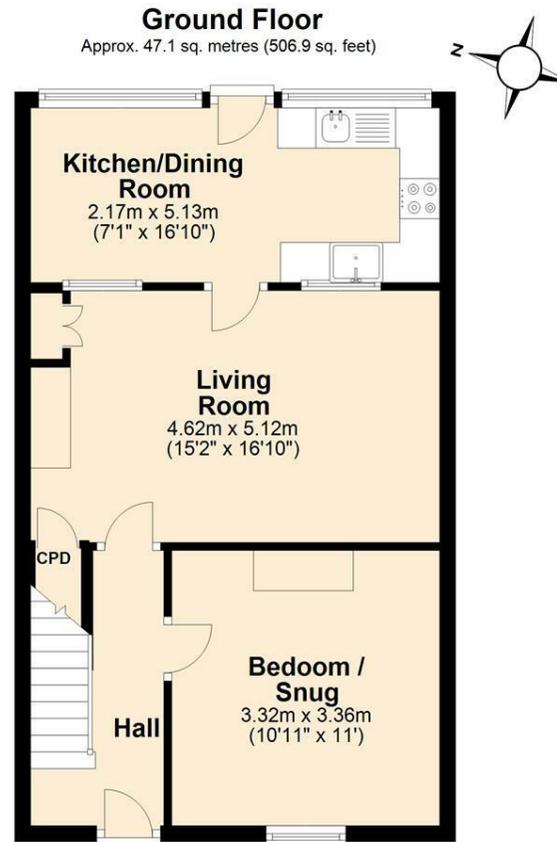
Council Tax: Exempt

EPC: D (60)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



Total area: approx. 81.6 sq. metres (878.8 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

6 Castle Street, Clun

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

6 Castle Street is a wonderful Victorian terraced cottage which has been renovated by the current owners to offer a beautifully presented interior with original features such as tiling and fireplaces, with modern touches in the kitchen and bathroom. The property is flexible with it currently having three bedrooms but the bedroom on the ground floor could be used as a dining room, living room or home office. The property has a decked area off the back which leads down to a cottage garden and has views on the Shropshire Hills beyond.

The accommodation comprises: entrance hall, living room, kitchen/dining room, three bedrooms and shower room.

Property description

The front door leads into the hallway with original doors leading off to the ground floor accommodation, period quarry tiled flooring and original staircase rising to the first floor. To the front of the house is a reception room currently used a bedroom with exposed floorboards, fireplace and sash windows with timber shutters. To the rear you find the cost living room with wooden floorboards, paneled feature wall, fireplace with inset stove and a door into an under stair cupboard. From the living room a steps leads down to the kitchen/dining room which is fitted with a range of grey shaker style units, worktop space, electric oven and hob and extractor and shelving, there is also space for a table and chairs and door leading to the deck area.

Original stairs rise up to the first floor leading to the landing with exposed original floorboards through out the first floor and a cute circular internal window from the main bedroom letting more light through. To the front is the main bedroom with dual windows overlooking Castle Street, an open fireplace, paneled feature wall and an area for a desk or storage cupboard. The second bedroom enjoys wonderful views over the garden and onto the hills beyond and also has a feature fireplace. The shower room is fitted with a white suite with tile flooring, large walk in shower with stone metro style tiling.

Gardens and parking

To the rear of the property is a lovely long garden planted with a wealth of shrubs, trees and plants and a decked area off the abck of the house, perfect for entertaining. Steps lead down onto the lawn area and then an arch there is a lovely lawned area with fruit trees which provides a secluded place to sit and catch the evening sun. There is also a further storage shed tucked away in the corner.

On street parking is available opposite.

Location

Tranquil, pretty community overlooked by spectacular castle ruins. Most people think of Clun as a village, but it has the distinction of being granted a very early town charter in the 14th century. It was also mentioned in the Domesday Book and there is archaeological evidence of habitation back as far as 5000 years ago with Neolithic and Bronze Age tools on display in the town's museum. Overlooking the town is the ruined Borderland castle, perched high on two ice age mounds with the River Clun running past it, makes a scenic picnic spot. Clun is located in the Shropshire's Area of Outstanding Natural Beauty and draws many visitors to the town to enjoy its hospitality, wonderful walking and scenery. The town has some local shops and amenities and a primary school but more extensive shopping is available in Knighton, Bishops Castle, Craven Arms and Ludlow and train stations on the Heart of Wales train line which links the west coast of Wales, mid Wales and English mainlines is located at Knighton, Bucknell, Hopton Heath and Craven Arms.

Services and agents notes

The property has mains water, drainage and electricity, with electric heating throughout. The property is currently a holiday let so there is no council tax band has a rateable value instead. We are advised the property is being sold as a FREEHOLD. Please also note there is pedestrian access across the rear of the property from the neighbouring properties.

Agents Notes

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS

On entering Clun, from Knighton, on the A488 passing over the bridge and bearing around to the left. Climb up the hill and follow the road around to the left. Pass through the square and follow the road to the right and after a short distance the property is located on the right hand side.

