5-7, Church Street, Clun, SY7 8JW
Price £175,000

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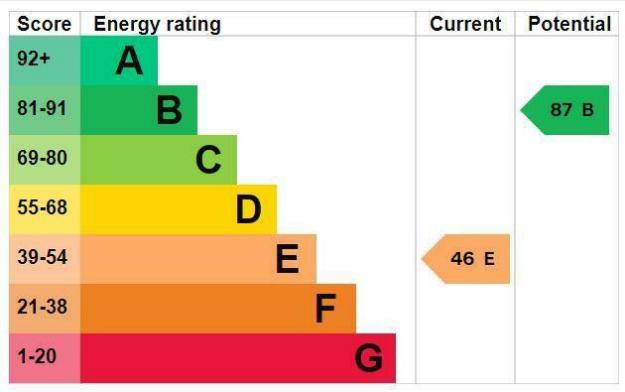
5-7 Church Street
Clun

A charming Grade II listed end-terrace cottage in the heart of Clun, full of period character and offering huge potential. With two bedrooms, two reception rooms and a detached barn in the garden, the property requires renovation but provides an exciting opportunity for buyers seeking a project with scope for workshop space or further development (STPP).

- End of Terrace Cottage, Grade II Listed
- Stone built with detached barn
- Two bedrooms, two reception rooms
- Wealth of period features
- Garden to rear of barn
- Just off the centre of Clun
- No onward chain

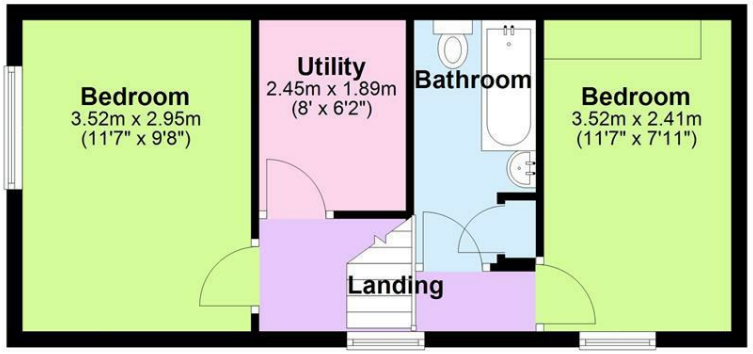
Material Information
Price £175,000
Tenure: Freehold
Local Authority: Shropshire
Council Tax: C
EPC: E (46)
For more material information visit www.cobbamos.com



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

Ground Floor
Approx. 47.3 sq. metres (509.0 sq. feet)

First Floor
Approx. 32.8 sq. metres (353.1 sq. feet)



Total area: approx. 80.1 sq. metres (862.0 sq. feet)

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
7 Church Street is a charming end of terrace period cottage that is Grade II Listed and has a wealth of period features to include fireplaces, exposed beams and timber frame and wonderful focal points of lath and plaster on show. The property requires renovation and could be a lovely home just off the centre of the popular town of Clun. The property also has a detached barn within the garden and offers buyers an option to create extra accommodation space (STP) or workshop space.

The accommodation comprises: living room, dining room, kitchen two bedrooms, bathroom and a utility room that could be a third bedroom, ensuite or dressing room.

Property description
The property can be accessed from the main street through a front door leading into the living room or through a door from the side laneway into the dining room. The living room to the front has a window overlooking the street, a fireplace in the corner and exposed beams. A door leads through to a small lobby with the stairs rising to the first floor and leads into the dining room with a large Inglenook fireplace with original fireplace behind the multi fuel stove currently providing a source of heating. This room also has exposed beams, framework and the lath and plaster as a feature within the walls. Off the dining room is the kitchen which is fitted with a range of wall and base units and space for appliances.

On the first floor you find two bedrooms both being doubles, one to the front overlooking the street and hills beyond and one to the rear which overlooks the quite side laneway. There is a bathroom which is fitted with a three piece white suite with a shower over and an airing cupboard housing the water cylinder. On this floor is also a utility room that has been used as a store/bedroom/kitchenette in the past and could be utilised as an ensuite for a bedroom, a dressing room or back into a third bedroom.

Gardens and parking
The property has a path leading from the house around the side of the barn and to the back where you find a level space that could be developed into a lovely landscaped garden. There is a covered area off the barn perfect for storing logs etc. Parking is available on the street.

Detached barn
The property has a detached stone and timber barn included that offers buyers a great opportunity to create some workshop/studio space. Its currently split into two store rooms, former WC's, a workshop space and stairs rising to a first floor level.

Please be aware that one corner of the barn has a small area belonging to a neighbouring property for a refuse bin.

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.

Anti-Money Laundering Regulations
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 £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

Services & agents notes
The property has mains water, drainage and electricity, with Night Storage electric heating. Shropshire County Council Tax band C. Prospective purchasers are advised the property is also Grade II Listed.

Broadband
The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different.
https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=SY78JW&upm=100071368103
The table shows the predicted broadband services in your area.
Broadband type Highest available download speed Highest available upload speed Availability
Standard 19 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 950 Mbps 950 Mbps Good
Networks in your area - Voneus, Openreach
You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area.

Mobile
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience .https://www.ofcom.org.uk/mobile-coverage-checker

EE - Good outdoor, variable in-home
O2 - Good outdoor
Three- Good outdoor and in-home
Vodafone- Good outdoor, variable in-home
If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text messages.

DIRECTIONS
Clun is located equidistant from Knighton (Powys), Bishops Castle and Craven Arms (Shropshire) and using the postcode SY7 8JW on your Sat Nav will take you directly to Church Street, the property is located just up from the bridge over the River Clun on the left hand side. On street parking in on the right. Using What3Words ///equivocal.hush.spit

7