



Hudson House, Mardu Lane, Clun, SY7 8QF  
Price £550,000

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# Hudson House, Mardu Lane Clun

Our genuinely motivated vendor, although reluctant to leave this beautiful property, is relocating due to work commitments and is keen to sell Hudson House so that the next owner can enjoy it as much as they have. It really is as good as it looks and wouldn't be out of place adorning the front cover of Country Life!

Having carried out a program of renovation and updating over the last few years, there is very little left to do and this charming detached home perfectly situated within the rolling countryside of the Shropshire Hills National Landscape. This delightful property offers a perfect blend of rural living and traditional charm, providing an ideal residence for those seeking tranquility in a beautiful rural setting.

With its well-maintained gardens, stunning countryside views, and proximity to local amenities, Hudson House presents an exceptional opportunity to own a unique and characterful home. Idyllically located in the heart of the Clun Valley, the nearby historic town of Clun is known for its rich history and vibrant community. The property enjoys a peaceful position on Mardu Lane, with easy access to the nearby larger market towns of Bishops Castle, Craven Arms and Ludlow.

## FEATURES

- Beautifully Presented
- Detached Period Country Residence
- Large Gardens with Garden Room
- Gated Driveway, Ample Off-Road Parking
- Stunning Views of Open Countryside
- 2 Double Bedrooms, 2 Reception Rooms
- Near Local Amenities
- Grounds Extending to 0.65 Acres
- An adjacent paddock extending to 0.63 acres is available by negotiation

## Material Information

**Price** £550,000

**Tenure:** Freehold

**Local Authority:** Shropshire Council

**Council Tax:** B

**EPC:** F (36)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

## Introduction

Quietly positioned on Mardu Lane just outside of the village of Mardu 3 miles west of the town of Clun, this property enjoys the best of both worlds - a peaceful setting while being close to the village's amenities and the nearby market towns. The surrounding area is renowned for its outstanding natural beauty, with numerous opportunities for outdoor activities including the famous Offas Dyke. The nearby town of Craven Arms provides further amenities, including supermarkets, a railway station, essential services and leisure facilities. The historic town of Ludlow, with its renowned food culture and medieval architecture, is a short drive away.

## Property Description

Hudson House has been lovingly updated to preserve its character, while incorporating modern amenities. The property offers good sized and versatile living spaces, from the moment you step into the welcoming hallway, you are greeted by a principal reception room. The stunning lounge features an attractive double-glazed sash-style window that offers picturesque views of the gardens and surrounding countryside. Full of character, a feature of the room is an inglenook fireplace with exposed brickwork and a cast iron wood-burning stove set on a stone hearth. The adjacent reception room benefits from period ceiling beams and a traditional column radiator, this room is elegantly finished with a new fitted carpet and a double-glazed sash-style window that offers lovely views of the front garden. The fireplace, with its wooden mantel and surround, houses an inset wood-burning stove on a stone hearth, complemented by cupboards on either side.

A well-equipped kitchen with modern appliances, generous low-level storage, flag stone flooring and a breakfast area with space for table and chairs overlooks the garden. A highlight of the ground floor is the contemporary family bathroom, which has been beautifully updated to a high standard. It features sleek fittings, a modern bathtub, a separate walk-in shower, and

elegant tiling, providing a luxurious space for family members or guests. A useful utility room accessible from the rear of the property is equipped with a power supply, providing potential space for a washing machine, with the option to add plumbing. Additional storage space is also available, and the room also houses the water cylinder.

Stairs ascend from the hallway to the first floor, you are welcomed by a charming gallery landing with a double glazed sash style window overlooking the front garden. The first floor comprises two spacious bedrooms, each with its own unique character.

Don't miss this opportunity to acquire a quintessential country home in one of Shropshire's most sought-after locations.

## Outside

Set within generous grounds amounting to 0.65 acres, Hudson House is surrounded by beautifully landscaped gardens, featuring mature trees, flowering shrubs, and well-maintained lawns. The private garden provides a serene space for outdoor relaxation, gardening or alfresco dining beside the garden room. The property also includes a patio area, ideal for summer barbecues or enjoying the tranquil surroundings, A spacious gated driveway and parking area has been thoughtfully designed, offering off-road parking for multiple vehicles. The property is surrounded by well-maintained lawns that wrap around the side and front of the property, bordered by a beautiful stream, also features 7 highly productive apple and hazelnut trees, strawberries, blueberries and raspberries. A versatile outbuilding provides further options as a workshop or storage. An adjacent paddock extending to 0.63 acres is available by separate negotiation.

## Services

We understand mains electricity is connected, with oil-fired central heating, mains water and private drainage, wood burning stoves to lounge and dining room, windows are double glazed..





## Broadband

Estimated broadband speeds are standard 12Mbps.

## Local Authority

Shropshire Council

Tax Band: B

## Tenure

We understand that the property is freehold.

## Agents Note

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 £12 + VAT per purchaser, in order for us to carry out our due diligence.

## Viewing Arrangements

Viewings arranged by appointment, please contact Cobb Amos Ludlow on Tel: 01584 874 450

Email: ludlow@cobbamos.com

## Additional Paddock

An adjacent paddock extending to 0.63 acres is available by separate negotiation at a fixed price of £25,000.



## DIRECTIONS

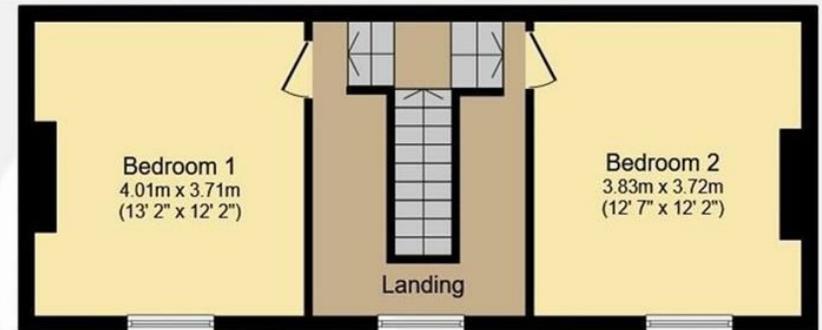
From the town of Clun, follow the B4368 for approximately 1.5 miles until you reach a right turn signposted Mardu. Follow the lane turning left at the end, the road will fork with a red telephone box on your right, stay to the right and continue for 1.5 miles. Hudson House will be on your left hand side.







**Ground Floor**



**First Floor**

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*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.*

# COBB AMOS

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## Hereford

Telephone: 01432 266007  
hereford@cobbamos.com  
14 King Street, Hereford, HR4 9BW

## Ludlow

Telephone: 01584 874450  
ludlow@cobbamos.com  
5 High Street, Ludlow, SY8 1BS

## Lettings

Telephone: 01432 266007  
lettings@cobbamos.com  
14 King Street, Hereford, HR4 9BW

## Leominster

Telephone: 01568 610310  
leominster@cobbamos.com  
5 Broad Street, Leominster, HR6 8BS

## Knighton

Telephone: 01547 529907  
knighton@cobbamos.com  
22 Broad Street, Knighton, LD7 1BL

## Land & New Homes

Telephone: 01584 700648  
landandnewhomes@cobbamos.com  
5 High Street, Ludlow, SY8 1BS

## Head Office

Telephone: 01568 605300  
hello@cobbamos.com    accounts@cobbamos.com  
First Floor Executive Suite, 5 High Street, Ludlow, SY8 1BS



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