



Bryn Lilly, Newcastle-on-Clun, SY7 8QL
Offers In The Region Of £635,000

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Bryn Lilly, Newcastle-on-Clun

An exceptional family home or rural retreat, Bryn Lilly offers beautiful living spaces, breathtaking valley views, and the charm of village life – all backed by strong local residential values.

This beautifully positioned, four-bedroom detached residence sits in the heart of South Shropshire. Occupying an elevated site with stunning southerly vistas across the Clun Valley, this home blends countryside charm with modern comfort.

FEATURES

- Beautifully Presented Detached House
- Elevated Countryside Position
- Four Bedrooms (One En-suite)
- Well-Equipped Kitchen with Separate Utility
- Private Landscaped Garden
- Double Garage and Driveway
- Tranquil Village Location within the Clun Valley
- Viewing Highly Recommended

Material Information

Offers In The Region Of £635,000

Tenure: Freehold

Local Authority: Shropshire Council

Council Tax: F

EPC: D (57)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

Welcome to Bryn Lilly, a light-filled, four-bedroom detached home set in an elevated position with panoramic views over the unspoilt Clun Valley.

Tucked away in the picturesque village of Newcastle-on-Clun, this is countryside living at its finest - with space, serenity, and style in equal measure.

Property Description

Step into a welcoming hallway that leads into a generous reception room, perfect for cosy nights in or social weekends. Through to the modern and functional kitchen, with ample space for dining table and chairs, a separate utility room and a ground-floor cloakroom also keep things practical.

Upstairs, four double bedrooms offer plenty of space for family or guests, with the master enjoying its own en-suite. A well-appointed family bathroom completes the first floor.

Outside and Grounds

The rear garden is beautifully landscaped, featuring meandering paths that weave through raised beds, productive vegetable plots, and a neat lawn area. In one quiet corner, a charming summerhouse offers a perfect spot to unwind - framed by breathtaking views of the rolling Shropshire countryside. Multiple seating areas are thoughtfully positioned to make the most of the peace and the panorama.

At the front, a sweeping driveway provides generous parking for several vehicles and is lined with colourful flower and herbaceous borders. A spacious terrace invites you to relax and soak up

the far-reaching rural views, while a double garage adds secure parking and extra storage space.

Location

Located in the peaceful village of Newcastle-on-Clun, within the Clun Valley, this location offers a truly idyllic rural lifestyle. Surrounded by stunning countryside, it's perfect for walking, cycling, and outdoor pursuits.

Despite its tranquil setting, the property is just 12 miles from Craven Arms, providing access to shopping, schools, historic attractions, and rail links. The wider National Landscapes (formerly Shropshire Hills Area of Outstanding Natural Beauty) is also within easy reach, offering endless opportunities to explore one of England's most picturesque landscapes.

The historic town of Clun is just 5 miles away offering a range of services, including a convenience store, cafés, traditional pubs, independent shops, a primary school, and other everyday essentials.

Services

We understand that the property has oil-fired central heating, mains electricity, mains water and mains drainage. Oil-fired stove in lounge, windows are double glazed.

Broadband Speeds

Estimated Broadband Speeds - Basic 1 Mbps | Superfast 59 Mbps | Ultrafast 950 Mbps

Flood Risk

Rivers and the sea: Very low.





Local Authority

Shropshire Council

Council Tax band: F

Tenure

We understand 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 £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

Viewing Arrangements

Strictly by appointment through Cobb Amos - Ludlow Office - Tel: 01584 874 450

Email: ludlow@cobbamos.com



DIRECTIONS

We recommend using What3Words, navigate to: - ///equal.correctly.castle





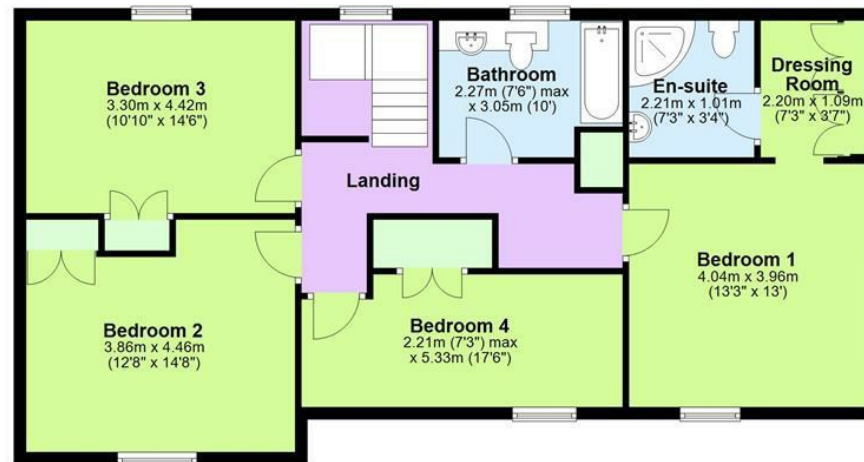
Ground Floor

Approx. 95.9 sq. metres (1032.2 sq. feet)



First Floor

Approx. 88.4 sq. metres (951.3 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.

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