



Bentley Cottage, Church Road, Clungunford, SY7 0PN  
Offers In The Region Of £420,000

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# Bentley Cottage, Church Road Clungunford

Bentley Cottage is a charming detached period home situated on the edge of the sought-after village of Clungunford. Dating back to the early 1900s, the property combines historic character with modern comfort, boasting exposed beams, an inglenook fireplace, and a welcoming atmosphere throughout.

Set within beautifully landscaped gardens of just under a quarter of an acre, the cottage benefits from private parking, a detached garage with storage above, and easy access to the surrounding countryside. A rare opportunity to acquire a quintessential country home in a peaceful yet accessible location.

## FEATURES

- Detached 3 Bedroom Country Cottage
- Beautifully Presented Throughout
- Character and Charm Galore
- Desirable Village Location
- Kitchen / Breakfast Room
- Two Reception Rooms
- Bathroom and Shower Room
- Private Landscaped Rear Garden
- Detached Garage
- Viewing Highly Recommended

## Material Information

**Offers In The Region Of** £420,000

**Tenure:** Freehold

**Local Authority:** Shropshire Council

**Council Tax:** D

**EPC:** E (41)

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

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



## Introduction

Bentley Cottage is full of character and warmth yet remains entirely practical for modern living. Its beautifully tended gardens and outdoor spaces provide room to grow and enjoy, while the tranquil rural position ensures peace and privacy without sacrificing proximity to local amenities. Altogether, it represents a rare opportunity to acquire a true country cottage in one of Shropshire's most picturesque settings.

## Property Description

### Ground Floor

The accommodation begins with a welcoming sun room, filled with natural light from a skylight and offering direct access to the garden – a perfect spot for relaxing throughout the seasons. The kitchen and breakfast room is spacious and well-equipped, fitted with a Belfast sink, integrated oven and hob, a traditional Rayburn cooker, and a charming fireplace that enhances the cottage feel. Adjoining is a practical utility and shower room, complete with laundry facilities and an additional W.C. and shower, ensuring the home functions as well as it looks.

The dining room provides a versatile and inviting setting for entertaining, featuring exposed beams and a cosy atmosphere ideal for family meals or gatherings. Completing the ground floor is the generously proportioned lounge, where exposed timbers, plentiful natural light, and a wood-burning stove set within an inglenook fireplace create a warm and characterful living space.

### First Floor

Upstairs, the landing benefits from a skylight and access to the loft. The principal bedroom is a large double, enjoying views over the garden and the convenience of built-in storage. A second double, bedroom two, offers ample proportions, while bedroom three is a versatile single room - equally suited as a study, guest room, or nursery. The family bathroom completes the first floor, fitted with a modern white suite including bath, wash basin, W.C., and skylight, all set against smart tiled surrounds.

## Outside & Grounds

Bentley Cottage is approached via a stone-walled gravel driveway, offering a welcoming entrance and providing ample private parking for residents and guests. To one side sits a detached garage, complete with a useful storage room above, ideal for hobbies, workshop space, or additional storage needs.

The property is set within just under a quarter of an acre, and the gardens are beautifully landscaped to create a tranquil and attractive setting. Lawns are complemented by mature apple trees, colourful flower beds, and established hedging, while a paved seating area close to the house provides the perfect spot for outdoor dining and relaxation.

## Location

Bentley Cottage enjoys an enviable edge-of-village position, offering privacy, tranquility, and all the charm of the surrounding Shropshire countryside. Despite its peaceful setting, the property is well placed for access to nearby towns, with Craven Arms just 4 miles away and the historic market town of Ludlow around 10 miles to the east. The cottage is surrounded by beautiful landscapes, with the serene River Clun and rolling hills providing endless opportunities for walking, cycling, and outdoor pursuits. For those needing connections further afield, rail services are available at Hopton Heath and Broome stations (approximately 1.3–1.4 miles), complemented by nearby bus routes, ensuring both convenience and accessibility.

## Services

We understand mains electricity, mains water and private drainage are connected. Oil-fired heating to radiators, Rayburn heating with back boiler to hot water.

## Broadband Speeds

Estimated Broadband Speeds - Basic 7 Mbps | Superfast 70 Mbps

## Flood Risk

Rivers and the sea: Very Low.









## Local Authority

Shropshire Council  
Council Tax: Band D

## 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

Bentley Cottage offers an opportunity to own a distinguished period home in one of Shropshire's most desirable villages. Brimming with character and timeless charm, its prime location makes it an ideal choice for buyers seeking both heritage and convenience in the heart of Shropshire.

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

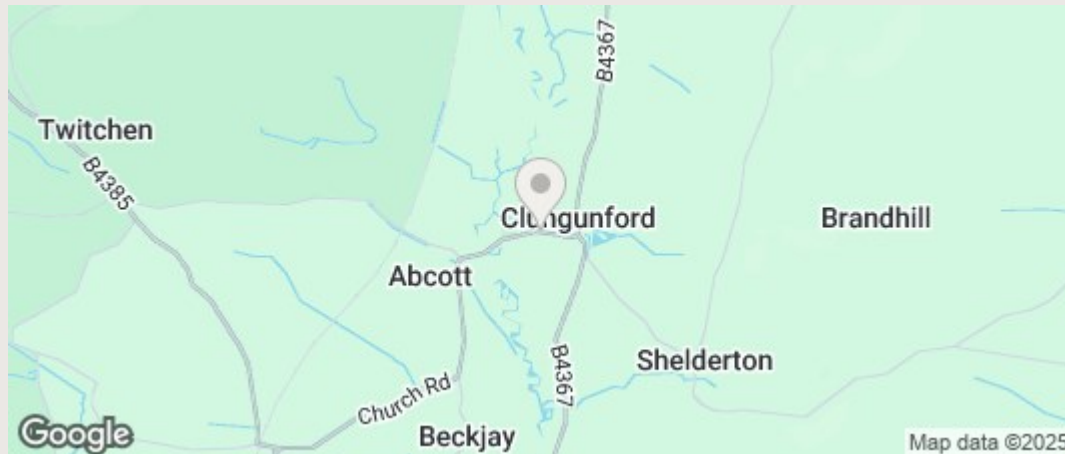
Email: [ludlow@cobbamos.com](mailto:ludlow@cobbamos.com)



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## DIRECTIONS

We recommend using What3Words, navigate to: - [///topmost.allies.plus](https://www.what3words.com/#!/topmost.allies.plus)

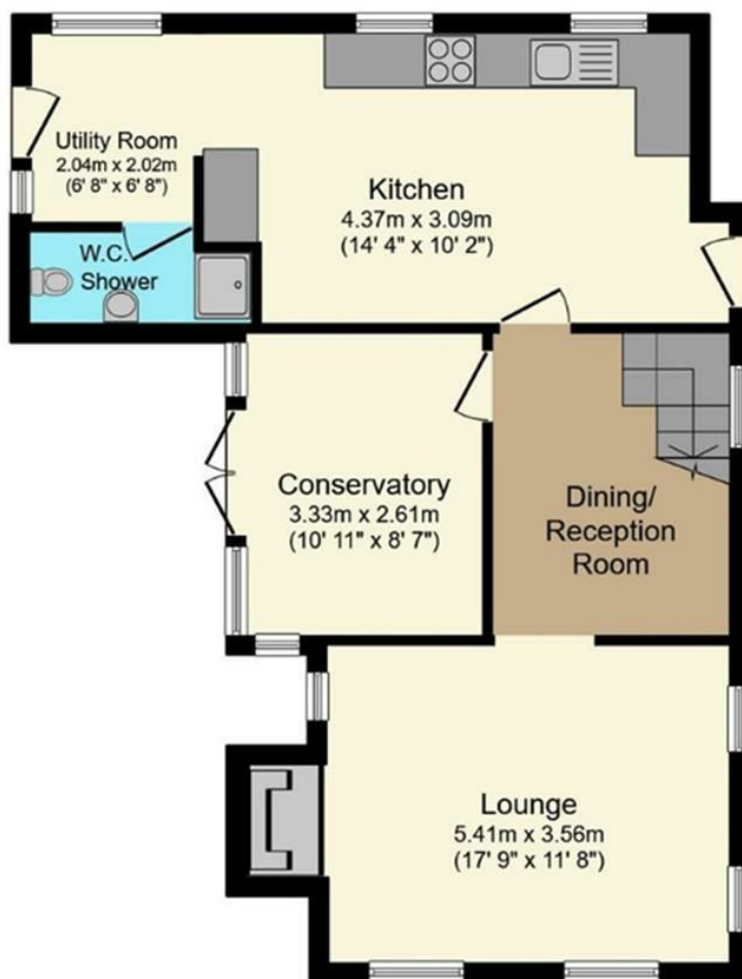


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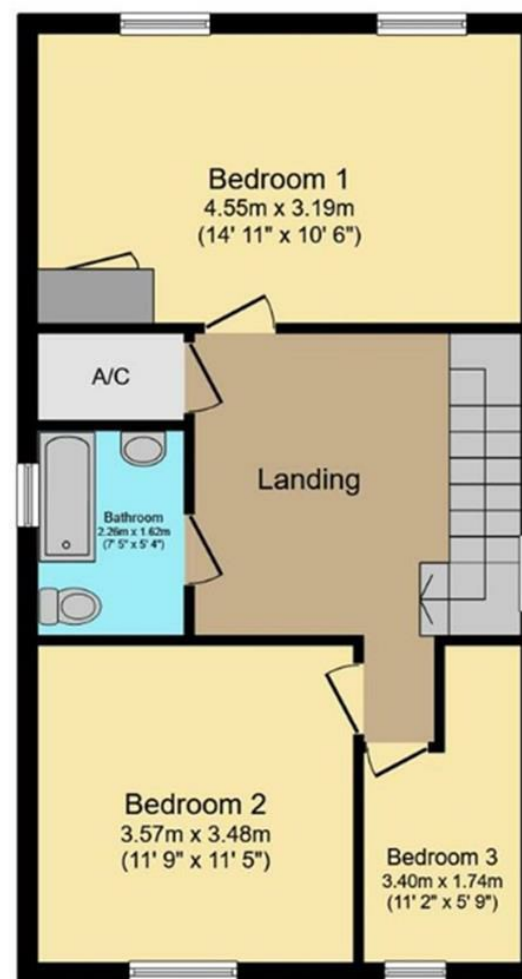








**Ground Floor**



**First Floor**

*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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