



1 Clunside Court, High Street, Clun, Craven Arms, SY7 8JB  
Price £145,000

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# 1 Clunside Court, High Street Clun, Craven Arms

\*\*\*Unexpectedly back on the market\*\*\* Welcome to 1 Clunside Court, Clun, a charming two-bedroom end-terraced home situated in the picturesque village of Clun. This property offers a blend of modern living within a historic setting, making it an ideal choice for first-time buyers, small families, or those seeking a tranquil retreat.



## FEATURES

- Lovely Village Location
- End of Terrace House
- Two Bedrooms
- Reception / Dining Room
- Semi Open-Plan Kitchen
- Shower Room
- Downstairs W.C.
- Rear Garden
- Off Street Parking
- No Onward Chain



## Material Information

**Price** £145,000

**Tenure:** Leasehold

**Local Authority:** Shropshire Council

**Council Tax:** B

**EPC:** D (61)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

## Introduction

Sitting in the historic and picturesque village of Clun, 1 Clunside Court offers an exceptional opportunity to acquire a charming two-bedroom end-terraced home. With stunning countryside views and a sought-after High Street location, this delightful property combines modern comforts with traditional character.

## Property Description

As you enter the property through the front door, you are greeted by a welcoming hallway with stairs ahead of you leading to the first floor. To your right, there is a lovely kitchen with a range of base and wall units and a black slate tiled floor. Having a built in electric oven, hob, extractor and fridge/freezer with space for a washing machine, the kitchen is semi-open plan to the spacious reception / dining room which benefits from wood laminate floor and full width windows overlooking the rear garden. There is a door leading back into the entrance hallway where there is also an under stairs cloakroom.

To the first floor, the spacious master bedroom is to the rear of the property with the most amazing southerly views to the landscape and hills beyond. The second bedroom is to the front of the house, both rooms share access to the house shower room with suite in white comprising a double sized shower enclosure, pedestal wash hand basin and W.C.

## Outside

The rear garden is largely laid to lawn, enclosed with timber fencing and has a small patio and timber shed. There is a rear gate for access to the parking behind the property which can accommodate two vehicles. The property also has a small roadside front garden.

## Location

The property sits in the small town of Clun surrounded by beautiful Shropshire countryside. Clun is a desirable area and well serviced, with facilities in the town including small shops, public houses, Doctor's surgery, church, primary school. Many 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 National Landscapes (formerly Area of Outstanding Natural Beauty) and draws many visitors to the town to enjoy its hospitality, wonderful walking and scenery. The town has local shops, public houses, cafes, essential services and a primary school. More extensive shopping and amenities are available in Knighton, Bishops Castle, Craven Arms and Ludlow. Train stations on the Heart of Wales train line which links the west coast of Wales, mid Wales and English mainlines are located at Knighton, Bucknell, Hopton Heath and Craven Arms.

## Services

We understand mains gas, electricity, water and drainage are connected.

## Broadband Speeds

Estimated Broadband Speeds: -  
Basic 19 Mbps | Superfast 80 Mbps | Ultrafast 950 Mbps

## Flood Risk

Rivers and the sea: No Risk.

## Local Authority

Shropshire County Council  
Tax Band: B

## Tenure

We understand the property is Leasehold, contact agent for details.

## Viewing Arrangements

Viewings arranged by appointment, please contact Cobb Amos Ludlow.  
Tel: 01584 874 450 Email: ludlow@cobbamos.com



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### Buyers Identification Check Charge

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### Agents Note

The property is being sold on a Leasehold basis, the lease term is 99 years (commenced in 2004) and the service charge is £305.16 (2021/2022) which includes public liability and maintenance of the communal areas. There is a restriction on who can purchase the property and there needs to be a local connection. The property is sold with Shared Ownership of 5% belonging to Connexus which comes with a £26 per calendar month rent being due.



### DIRECTIONS

Leaving Ludlow take the A49 northwards. As you enter Craven Arms, take the first exit off the roundabout onto the B4368 to Clun. Follow this road for approx. 8.6 miles and as you enter Clun the property is on your left hand side, just after you have passed the the Clun Methodist Chapel.





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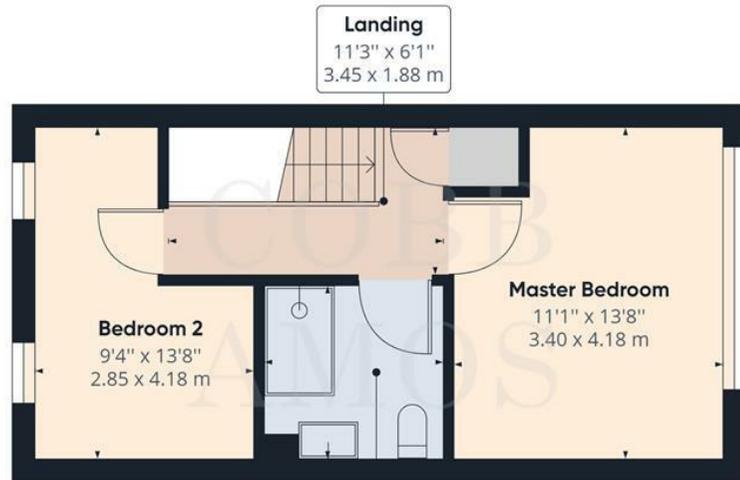
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Ground Floor Building 1



Floor 1 Building 1



**Approximate total area<sup>(1)</sup>**

752.31 ft<sup>2</sup>  
69.89 m<sup>2</sup>

**Reduced headroom**

15.08 ft<sup>2</sup>  
1.40 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

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