



Tarrywell House, Craven Arms Road, Aston-On-Clun, SY7 8EG
Price £440,000

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Tarrywell House, Craven Arms Road Aston-On-Clun

*** Unexpectedly back on the market *** We are delighted to present Tarrywell House, a charming and substantial family residence located near the heart of the picturesque village of Aston-On-Clun. Offering an exceptional blend of traditional character and modern comforts, this deceptively large period property sits in National Landscapes (formerly known as Area of Outstanding Natural Beauty), between Aston On Clun and the market town of Craven Arms. This family home offers the potential to create an annex, the property benefits from a large garden, with plenty of off-street parking.

FEATURES

- Detached Period Family Home
- Four / Five Spacious Double Bedrooms
- Three Versatile Reception Rooms
- Potential Self-Contained One Bedroom Annex
- Fully Fitted Kitchen
- Enclosed Rear Garden
- Ample Off-Road Parking
- Utility / Prep Kitchen
- Requiring Some Remedial Work

Material Information

Price £440,000

Tenure: Freehold

Local Authority: Shropshire Council

Council Tax: F

EPC: F (32)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

Property Description

As you enter the property through the front porch, you find an ideal space for wet coats and umbrellas, before opening a further door into the lounge area. The lounge features luxury vinyl slate-style tiles, an inset wood-burning stove with a natural stone surround, and casement doors leading to an enclosed courtyard. A stone archway from the lounge leads into a separate dining room, which has a further fireplace, a beamed ceiling, and luxury vinyl dark oak wood-effect flooring.

The kitchen is fitted with a modern range of base and wall units, including a central island breakfast bar for additional workspace. Integrated appliances include a hob with extractor, a Smeg double oven, and a dishwasher. Adjacent to the kitchen is a useful utility area with a door leading to further accommodation which could become an annex. From the hallway, stairs lead to the first floor, which offers four double bedrooms, three of which have built-in wardrobes. There is potential to create an en-suite to the master bedroom, subject to planning permission. The family bathroom includes a separate shower, bath, W.C. and washbasin. Far-reaching views of the surrounding countryside can be enjoyed from the upstairs windows which complete this charming properties accommodation.

Potential Annex

There is potential to create self-contained annex, this could be incorporated into the main house, having both external and internal access. This space comprises of a downstairs bedroom, further reception room with double French casement doors leading out into what could be a private garden. The garden is secluded and has been fitted with easy to maintain Astro-turf, this is a totally private space.

The utility is fitted with a range of floor and wall units, with further oven, hob with extractor over, ideal for additional cooking facilities when entertaining. The adjacent double bedroom and shower room provide convenience for residents or guests.

Off-Road Parking

The gravelled driveway provides off-street parking for approximately four vehicles.

Garden

The garden offers various seating areas, largely laid to lawn, and a variety of mature trees and plants that enhance privacy. A pergola creates a sheltered space, there is opportunity to create a wonderful, tranquil garden. Mature trees and hedgerows are a feature, making this a secluded garden for rest, relaxation or entertaining. The current garden is divided into three distinct areas, leading to the end of the plot where two large storage sheds are housed, there is the potential to create your own space outside.

Location

Tarrywell House is situated near the heart of Aston-On-Clun, a picturesque village offering local amenities. The property is conveniently located between Aston-On-Clun and the market town of Craven Arms, providing further amenities and essential services. The surrounding area is renowned for its natural beauty, offering numerous opportunities for outdoor pursuits.

Services

We understand the property benefits from oil-fired central heating, mains electricity, mains water and private drainage. The annex features electric heating.

Flood Risk

Rivers and the sea: No Risk.

Broadband Speeds

Estimated broadband speeds are: -
Basic | 17 Mbps - Superfast | 58 Mbps

Local Authority

Shropshire Council
Council Tax: Band F

Tenure

We understand the property is freehold.

Viewing Arrangements

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





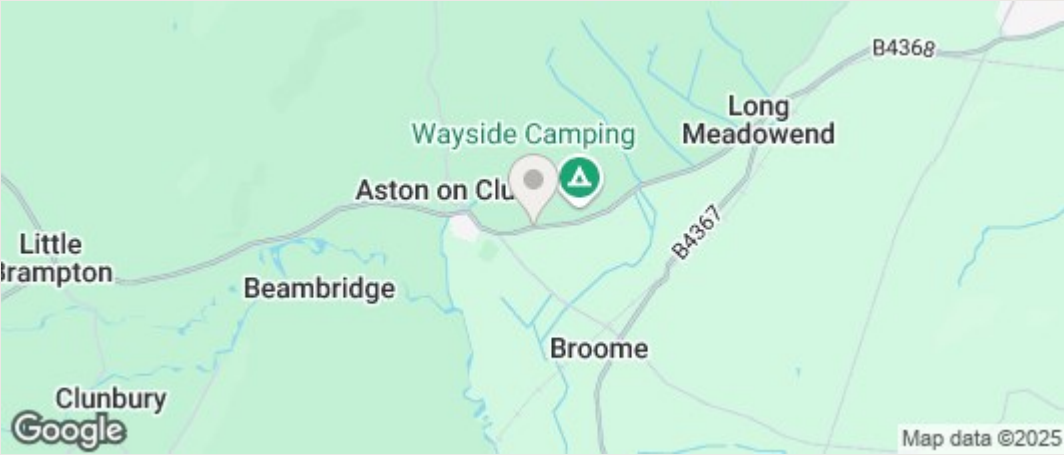
Agents Note

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 pay £24.00 inc. VAT per purchaser, in order for us to carry out our due diligence.



DIRECTIONS

From Ludlow, proceed North towards Craven Arms. Upon entering Craven Arms, turn left at the first roundabout onto the Clun Road. Follow this road for approximately 2 miles. The property is located on the right hand side of the road.







Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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