



Lake House, Clun, SY7 8NY
Guide Price £1,250,000

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Lake House, Clun

Lake House is a rare and exceptional opportunity to acquire a quintessential country home in one of Shropshire's most beautiful and unspoilt settings. Nestled just beyond the historic town of Clun, this elegant Grade II-listed property offers a unique combination of period charm, practical family living, and outdoor space that invites self-sufficiency, creativity, and calm.

Set in around 7 acres of gardens, paddocks, and woodland, the house has been lovingly maintained and sensitively updated to preserve its heritage while supporting modern life. With four / five bedrooms in the main house, a separate one-bedroom annex, extensive outbuildings, and sweeping views of the Clun Valley, Lake House is perfect for those seeking multi-generational living, a private rural retreat, a home with income source, or a lifestyle change without compromise.

Whether you're hosting long summer lunches in the garden, watching the mist lift across the hills, or simply enjoying the sense of space and tranquility that surrounds you, this is a home where life can be lived slowly, richly, and well.

FEATURES

- Period Charm with Original Features Throughout
- 4 / 5 Spacious Bedrooms + 1-Bedroom Annex
- 3 Reception Rooms, Sun Room, and Study
- Garden Room and Outbuildings
- Land Suitable for Horses or Hobby Farming
- Prime Location in the Shropshire Hills
- Outbuildings with Potential for Conversion (STPP)
- Ample Parking with EV Charging Point
- Gardens, Outside Seating Areas and Vegetable Garden
- Viewing Highly Recommended

Material Information

Guide Price £1,250,000

Tenure: Freehold

Local Authority: Shropshire Council

Council Tax: E

EPC: (null)

For more material information visit www.cobbamos.com



Listed Building

Energy Performance Certificate

Not Required

Introduction

Set in an enviable rural position just outside the historic town of Clun, Lake House is a superb period home, believed to date from the 18th century, offering a rare combination of gracious living space, flexible options for separate annex accommodation, and extensive gardens and paddocks.

Lovingly maintained and improved, retaining a host of original features including sash windows, open fireplaces, flagstone floors, and exposed beams, enjoying breath-taking views over the Clun Valley and surrounding countryside.

Property Description

The ground floor of Lake House is both welcoming and practical, beginning with an inviting entrance hall featuring a traditional flagstone floor and a period staircase that sets the tone for the home’s rich character. The formal drawing room and adjacent sitting room both offer elegant, comfortable spaces to relax or entertain, each boasting feature fireplaces and large sash windows that frame views of the beautifully tended gardens.

At the heart of the home lies the charming farmhouse kitchen and dining room, complete with a classic Aga, bespoke cabinetry, creating a warm, rustic atmosphere perfect for family life. A separate study provides an ideal space for working from home, while a utility room, boot room, and downstairs W.C. offer everyday practicality. The sun room completes the ground floor, offering a bright, tranquil space with direct access to the terrace and surrounding lawns, perfect for enjoying the outdoors year-round.

Upstairs, two bedrooms are arranged off the landing, one with a charming period fireplace and built-in storage, providing flexible accommodation for family, guests, or creative use. The luxurious bathroom is a striking blend of period charm and contemporary design, offering a calm and elegant retreat within the home. At its centre is a sleek freestanding bathtub, positioned in front of a panelled wall that creates a stylish focal point. Behind this feature wall lies a cleverly concealed wet room-style shower area, fully tiled with classic white metro tiles and fitted with high-quality fixtures, providing both functionality and a spa-like feel.

The room also features twin countertop basins set atop a bespoke vanity unit with marble surfaces, a traditional exposed ceiling beam adds warmth and character. Natural light pours in through the shuttered window, highlighting the rich wooden flooring and enhancing the sense of space and tranquillity.

Completing the first-floor layout is internal access to the annex. The second floor is a versatile space offering two further bedrooms, storage, office space or hobby room, served by a convenient shower room. Throughout the house, there is significant built-in storage - particularly in bedrooms and landings.

Self-Contained Annex

The property benefits from a well-appointed one-bedroom annex, offering excellent flexibility for a variety of uses including multi-generational living or potential as a holiday let (subject to

the necessary permissions). Thoughtfully designed, the annex includes a comfortable living room, a functional kitchen, a W.C., and a double bedroom. It enjoys its own private entrance and garden, ensuring independence and privacy. Conveniently accessed from the first-floor landing of the main house, a principal bedroom suite features delightful dual-aspect views over the surrounding countryside, this room is served by a bright and airy bathroom providing a practical and comfortable space, ideal for daily use. It features a full-size panelled bath, a separate glazed shower enclosure, a close-coupled W.C. and a modern vanity unit with integrated basin, well suited to family life or guest accommodation, allowing it to be fully integrated or entirely self-contained, depending on the needs of the occupants.

Location

Set in a peaceful rural location within the stunning Shropshire Hills National Landscape, this property enjoys an idyllic setting just a short walk from the historic centre of Clun. The village offers a range of local amenities including shops, cafés, a post office, doctors’ surgery, and traditional pubs. Ideal for outdoor enthusiasts, the area provides direct access to scenic walking routes, including Offa’s Dyke Path and The Shropshire Way. Despite its tranquil position, the property is well connected - just 8 miles from Knighton with rail links and 20 miles from the vibrant market town of Ludlow. Clun also benefits from a highly regarded primary school and nursery, an active and welcoming community with annual festivals, an active WI, parent/toddler group, and a well-equipped playground.

Outside & Grounds

The grounds of Lake House are as impressive as the residence itself, extending to approximately 7 acres and offering a blend of formal gardens, productive land, and practical outbuildings. The beautifully landscaped gardens surround the house, featuring mature borders, specimen trees, and well-stocked flower beds that provide colour and interest throughout the seasons. A private driveway offers ample parking and creates a grand approach to the property.

Beyond the gardens, the land includes paddocks and pasture - ideal for equestrian use, hobby farming, or smallholding ventures. These open spaces are bordered by natural hedgerows, enhancing both privacy and biodiversity. Complementing the land are a range of traditional outbuildings, including garaging, workshops, and wood stores, offering excellent storage or conversion potential (subject to planning).

Additionally, the property includes a productive orchard, a well-maintained vegetable garden, a greenhouse and a 0.9-acre native hardwood plantation established in 2018, ideal for those with horticultural interests or aspirations toward self-sufficiency. The variety and extent of the outdoor space provide endless opportunities for country living at its finest.

Services

We understand mains water, electricity and drainage are connected to the property with oil-fired central heating.

Flood Risk

Rivers and the sea: Very low.



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Broadband Speeds

Estimated Broadband Speeds - Basic 17 Mbps | Superfast 45 Mbps

Local Authority

Shropshire Council
Council Tax Band: E

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

For further information or to arrange a private viewing, please contact: Cobb Amos - Ludlow Office.
Tel: 01584 874 450 Email: ludlow@cobbamos.com



DIRECTIONS

We recommend using What3Words, navigate to: - ///siesta.adopts.slant







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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