



 SAMUEL WOOD



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Two Hoots, Clun, Craven Arms, Shropshire, SY7 8NY
Offers In The Region Of £280,000



Two Hoots,

Clun, Craven Arms, Shropshire, SY7 8NY



- 2 Bedroom End Terraced Cottage
- Detached Garage
- Near Town Centre Location
- Beautifully Presented
- Character Features
- Off-Road Parking
- Lovely Views

Samuel Wood are delighted to bring to market Two Hoots, a charming and beautifully presented property located in the picturesque village of Clun. This delightful home offers a unique opportunity to acquire a character property with modern comforts. Nestled within the stunning Shropshire countryside, this is a truly idyllic setting for a lovely residence, weekend getaway, or a holiday rental investment. Offering well-appointed interiors, and attractive features, Two Hoots is an exceptional property that combines rural tranquility with contemporary living.

Clun is a picturesque village renowned for its stunning countryside and historic charm. Located in the heart of Shropshire, the village offers a range of amenities, including local shops, quaint cafes, traditional pubs, and a vibrant community spirit. The surrounding area is a haven for nature lovers, with ample opportunities for outdoor activities such as walking, cycling, and horse riding. Clun also benefits from excellent transport links, providing easy access to the nearby towns of Craven Arms and Ludlow.

Don't miss the opportunity to own Two Hoots, a delightful property in the heart of Clun. Viewings by appointment with Samuel Wood, Craven Arms. No onward chain, EPC 'C'.



Two Hoots offers well laid out living spaces, including a bright and airy Kitchen / Diner, a cozy Living Room, Shower Room and two Bedrooms. Described in more details as follows:

Entrance

A gated driveway leads to a Tarmac parking area, Two Hoots is accessed over a gravel area to a uPVC front door leading into

Kitchen / Diner 17'3" x 11'3" (5.28 x 3.44)

The ground floor of the property offers well presented living areas, designed for relaxation and entertainment. The modern kitchen is well-equipped with built-in appliances, the fitted kitchen offers ample storage space consisting of base units, wall units and drawers with a further understairs storage cupboard. The heat resistant work surface is inset with electric ceramic hob with light and extractor above, sink unit with mixer filler, built-in raised height Electrolux oven with space and plumbing for washing machine. Having rustic exposed timber ceiling beams, ceiling down lights, window to front aspect and a fully glazed uPVC door with sidelight to rear patio area. The dining area provides space for a table and chairs, a lovely space for meals and gatherings. A hardwood ledge and latch door leads into



Living Room 17'3" x 12'9" (5.28 x 3.90)

The cozy living room has hard flooring, character exposed wooden ceiling beams, an attractive inglenook fireplace with wood burning stove, exposed brick walls and tiled hearth. Dual aspect windows overlook the front aspect and rear patio and garden, a uPVC double glazed door leads out to front seating area and driveway. Stairs rise to

First Floor Landing

Having access to bedrooms and house bathroom, the staircase has window to front elevation.

Bedroom 1 15'1" x 12'5" (4.62 x 3.80)

A double bedroom with character features including a high ceiling with rustic exposed ceiling beams, dual aspect windows to front and rear elevations.

Shower Room 8'7" x 7'2" (2.64 x 2.20)

A well appointed house shower room, with a character wall beams, ceiling beams and a suite in white, comprising of a pedestal wash hand basin, W.C. and shower enclosure with shower fitted, hard flooring and window to front elevation.

Bedroom 2 13'1" x 7'6" (4.01 x 2.30)

The character features include exposed timber ceiling and wall beams with a window to rear elevation.

Outside

The property has an enclosed frontage enclosed with stone walls with Tarmac hardstanding with gravelled seating area currently used for outdoor seating. To the rear, there is an area where a patio area could be created, stone walled with steps to an area laid to lawn and mature trees of approximately 0.27 acres. The rear garden is enclosed by mature hedges and partitioned by wire fencing, the single garage sits to the front of the property with an allocated parking space for up to 3 cars, the garage measures 5.71 x 2.79m and benefits from double doors, an EV charging point and a window to side.

Services to the property

We understand mains electricity with bore hole water supply, mains drainage are connected, with oil-fired central heating, windows and doors are double glazed, telephone/Broadband to BT regulations.

Local Authority

Shropshire Council.
The Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND
Tel 0345 6789000





Council Tax

Band: B

Tenure

We understand that the tenure is Freehold.

Viewings

Contact Craven Arms Office on: 01588 672728

Email: cravenams@samuelwood.co.uk

Out of Hours Enquiries

Please phone Andy Price on: 07942 186235

Email: andy@samuelwood.co.uk

Mortgage Services

We offer no obligation mortgage and financial services through Hilltop Mortgages Solutions, please ask a member of our team for further details.

Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services, we may receive fees from them as declared in our Referral Fees Disclosure Form.



Directions

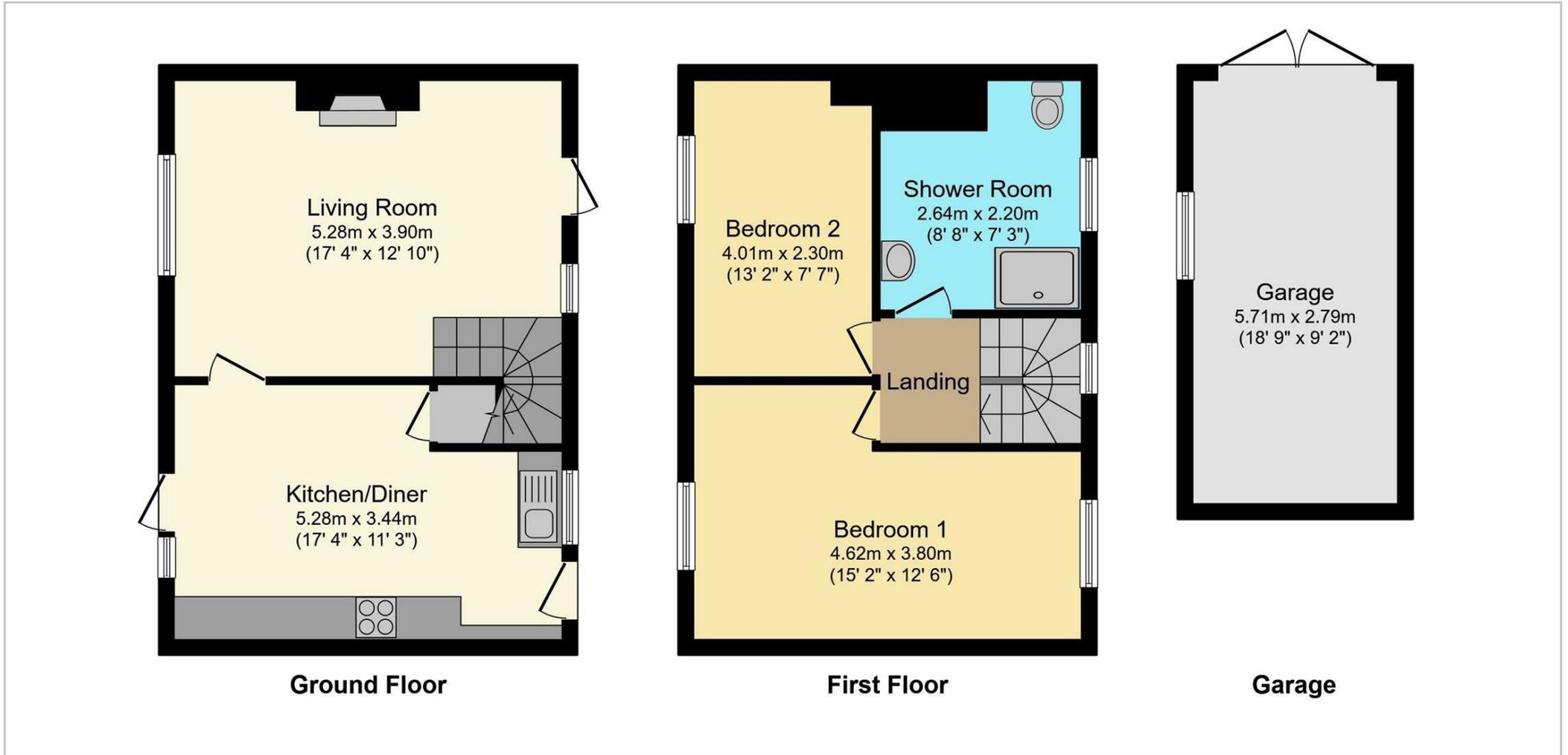
Heading from the A49, take the B4368 towards Clun, approaching Clun with the fire station on the left, garage on the right, passing the garage take the 1st right turning onto Ford Street. Continue to the end of end of the road joining Guilden Down for approximately 0.2 miles, Two Hoots will be on your left hand side identified by agents For Sale board.







Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND

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