



SAMUEL WOOD

Hudson House Mardu Lane, Clun, Craven Arms, Shropshire, SY7 8QF

Asking Price £585,000



# Hudson House Mardu Lane

Clun, Craven Arms, Shropshire, SY7 8QF



- Impeccably Presented
- 2 Double Bedrooms, 2 Reception Rooms
- Attractive Detached Country Residence
- Large Gardens and Grounds Extending to 1.28 Acres
- Redecorated Throughout
- Gated Driveway, Ample Off-Road Parking
- Stunning Views of Open Countryside
- Near Local Amenities

Hudson House is a charming and beautifully presented property located near the picturesque village of Clun, Shropshire. Situated on Mardu Lane, this delightful country residence offers a perfect blend of modern living and traditional charm. The property boasts ample living space, stylish finishes, and stunning views of the surrounding countryside, making it an ideal family home.

Due to job relocation, this stunning property is unexpectedly back on the market, the property has been completely redecorated to an extremely high standard by the current owner. The nearby market town of Clun is renowned for its unspoiled natural beauty, historic architecture, and sense of community. The property benefits from easy access to a range of local amenities, including quaint shops, convenience store, cafés, tea rooms, traditional pubs, local schools, a doctors' surgery and hair salon.

The Beautiful mediaeval market town of Ludlow with its famous castle and abundance of restaurant's, delis, independent shops and weekly farmers market is just a 30 minute drive away. The smaller medieval town of Bishops castle with convenience store, veterinary practice, restaurants, hotels and petrol station with forecourt shop is just a 15 minute drive away.

Hudson House presents a rare opportunity to own a remarkable country retreat in the heart of Shropshire. This exquisite property offers a harmonious blend of elegance, comfort, and natural beauty. If you are seeking a charming countryside home that combines traditional features with modern conveniences, Hudson House is the perfect choice. Viewing is essential to fully appreciate this beautiful property, please contact Samuel Wood, Craven Arms for details.



This attractive detached period property provides comfortable, well-presented accommodation, emanating character with delightful fireplaces and exposed stone walls with established gardens and ample off road parking. The property sits on a quiet lane and has a warm and welcoming feel from the moment you approach. As you walk through the gates into the formal reception hall, inside there is a combination of period features and modern décor with rooms as follows: -

## Reception Hall

A welcoming entrance with wooden front door with window above and stairs to first floor. Doors lead through to

## Lounge 18'4" x 11'11" (5.59 x 3.65)

A beautiful reception room with an attractive double glazed sash style window overlooking gardens and views over the surrounding countryside. A character inglenook fireplace, exposed brickwork and inset with a cast iron wood burning stove set on a stone hearth with alcoves to sides. This room is beautifully presented with new fitted carpet and storage cupboard.

## Dining Room 13'8" x 11'11" (4.17 x 3.65)

Having period ceiling beams, traditional column radiator, new fitted carpet, double glazed sash style window with beautiful views over front garden. The fireplace has a wooden mantel and surround, inset wood burning stove on a stone hearth with cupboards to sides. A door leads through to the

## Kitchen / Breakfast Room 24'0" x 10'0" (7.34 x 3.06)

A well fitted Kitchen with wall units, base units, drawers and wooden work surfaces, inset with stainless steel sink unit and mixer filler, tiled splashbacks. Rangemaster Kitchener 90 with 5 zone ceramic hob set against exposed brick wall with stainless steel splashback. Having decorative pendant ceiling lights and power points, integrated appliances to include a dishwasher and refrigerator. With flag stone flooring, traditional column radiator, 3 double-glazed windows to rear aspect and a wooden door leads to rear driveway and garden.



### House Bathroom 10'9" x 9'0" (3.28 x 2.76)

This good sized contemporary bathroom benefits from a walk-in traditional shower with overhead rainfall shower head, hand shower attachment and tray in white, bath in white, W.C. and pedestal wash hand basin, also in white. Having wooden flooring, vertical column radiator, a double glazed window with privacy glass to rear aspect and further window to side aspect with part opaque privacy glass.

### Utility Room 11'4" x 4'2" (3.46 x 1.28)

A useful room accessed via the rear of the property through a wooden 6 pane door with window to rear aspect. Having power connected, potential space for washing machine and plumbing could be connected. Further storage space and water cylinder housed in this room.

### Landing

A charming split staircase leads to a light and airy gallery landing, with new fitted carpet, stair spindles/bannister and handrails. A double glazed sash style window overlooks the front garden and doors provide access to bedrooms.

### Bedroom 1 13'1" x 12'2" (4.01 x 3.71)

Having original period features including a delightful Victorian fireplace, radiator and new fitted carpet. A double glazed sash style window offers fantastic views of the gardens, grounds and Shropshire countryside.

### Bedroom 2 12'6" x 12'2" (3.83 x 3.72)

A spacious double bedroom with Victorian fireplace, new fitted carpet, built-in wardrobe and a double glazed sash style window over front elevation.

### Garden Room 11'6" x 7'2" (3.51 x 2.19)

Unwind and relax in the lovely garden room, sitting to the side of the property to appreciate the beautiful garden and outside space. With a pergola sitting over the patio and BBQ area, the garden room has exposed brick and stone walls, French doors to gardens with window to side and benefitting from power connections.

### Impeccable Gardens

Hudson House is enveloped by beautifully landscaped gardens, which provide an oasis of tranquility and privacy. The outdoor space features manicured lawns, colorful flower beds, mature trees, and a charming patio area, perfect for outdoor entertaining from the Garden Room and enjoying the scenic surroundings. The stunning grounds, which are bordered by a beautiful stream, also features 7 highly productive apple and hazelnut trees, strawberries, blueberries, raspberries, red currents, blackcurrants and elder which provide the owners in abundance.

A generous gated driveway and parking area has been sympathetically created to the rear, providing off-road parking for multiple vehicles. The property benefits from areas of lawn wrapping around the side and front of the house, a patio abuts the Garden Room with flower borders and a further area laid to lawn. Land extending to 1.28 acres borders the property providing further outdoor space.

### Services connected to the property

We understand mains electricity is connected, with oil-fired central heating system, mains water and private drainage. Telephone and Broadband to BT regulations, estimated broadband speeds are standard 12Mbps.

### Local Authority

Shropshire Council  
The Shirehall,  
Abbey Foregate,  
Shrewsbury,  
Shropshire,  
SY2 6ND

Tel: 0345 678 9000

### Council Tax

Band: B



#### EPC Rating: F

#### Tenure

We understand that the property is freehold.

#### Flood Risk

Medium

#### Viewings

Contact Craven Arms Office on: 01588 672728 Email: [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk)

#### Out of Hours Enquiries

Please contact Andy Price on: 07942 186235 | Email: [andy@samuelwood.co.uk](mailto: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.

#### Referrals

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

From Craven Arms follow the B4368 towards Clun, continue for approx 8.5 miles into the town of Clun, turning left over the Packhorse (Clun) Bridge (A488). Immediately after crossing the bridge, turn right onto the B4368 signposted Newcastle. Stay on the B4368 for approximately 1.5 miles until you reach a right turn signposted Mardu, after approximately 450m (0.3 miles), take a left turn staying on Mardu Lane. Following a further 450m (0.3 Mile) the road will fork with a red telephone box on your right, bear right continuing on Mardu Lane for approximately 1.5 miles. Hudson House will be on your left hand side.



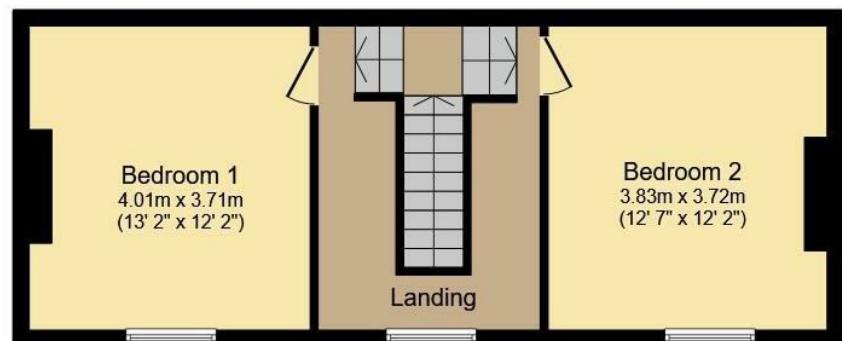




## Floor Plans



### Ground Floor



### First Floor

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

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