



SAMUEL WOOD

Dingle House Church Bank, Clun, Shropshire, SY7 8LP

Price Guide £650,000



# Dingle House Church Bank

Clun, Shropshire, SY7 8LP



- Spacious detached country residence
- 4 bedroomed accommodation and 1 bedroomed annexe
- Lovely rural spot with fine views
- Plot extending to 0.65 of an acre
- Excellent Garaging
- Ideal for dual family use or income potential.

This four bedroomed detached country residence with an additional one bedroomed Annexe sits in a glorious rural setting close to the small town of Clun and surrounded by beautiful rolling Shropshire countryside. The property sits in 0.65 of an acre and includes 2 large garages and gardens, whilst accommodation, benefitting from double glazing and oil fired heating to the main house and electric underfloor heating to the annexe. Accommodation briefly includes Reception Hallway, large Living Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Study, Cloakroom, large First Floor Landing, with a 2 person Sauna room, 4 further bedrooms, 2 of which have Ensuites and a House Bathroom. The Annexe has accommodation which includes Lower Ground Floor, Kitchen/Breakfast Room, Upper Ground Floor, Living Room with Shower Room off and on the First Floor a large Bedroom. EPC on order.



The property sits in an elevated and rural location off a quiet lane and enjoying glorious views whilst the small town of Clun is approximately a mile's drive and offers a good range of facilities to include Doctor's surgery, Primary School, Church, Supermarket, Public Houses, Cafe, and a variety of small shops.

Front door opens into

## Reception Porch

Doorway into large reception hallway.

## Cloakroom

Having window to front and a suite in white of WC and wash hand basin.

## Magnificent Living Room

Having dual aspect with windows to both sides overlooking gardens and these fantastic views, double opening doors onto a terrace. There is a feature fireplace with surround, tiled inset, flagstone hearth and a Morso woodburning stove.

## Dining Room

Having two windows and a very pretty stone fireplace with Morso wood burning stove, ample room for a good size table and chairs and seating area around the fire.

## Kitchen

Is nicely fitting with a range of pine units to include base cupboards, wall cupboards and drawers. There is a pine dresser and storage cupboard, one and a half bowl single drainer sink unit, electric Everhot stove, whilst there is space and plumbing for a dishwasher and room for a fridge.

## Utility Room

Has door and window to rear elevation, flag stone floor matching the kitchen, Belfast sink unit, heat resistance work surface with space and plumbing for washing machine, room for further appliances, shelving and the Trianco oil fired boiler which heats domestic hot water and radiators is housed in here.



### Study

Has window to the rear side and range of shelving.

### Staircase rising to First Floor Landing

split level with timbered features, housed on the landing, in what could be a separate small bedroom is a sauna Nordic which is included in the sale, adjacent to which there is a double-glazed roof window.

### Bedroom 1

Has windows to both front and side elevations taking in the lovely views, there is a door into some useful eaves storage and

### Ensuite Bathroom

Having window to frontage, suite in white of WC, pedestal wash hand basin, panelled bath, separate shower cubicle with shower fitted.

### Bedroom 2

Has window to frontage and

### Ensuite Shower Room

having a double-glazed roof window to rear elevation, shower cubicle with shower fitted and a wash hand basin with vanity cupboard.

### Bedroom 3

Has window frontage.

### Bedroom 4

Has double-glazed roof window to rear elevation.

### Family Bathroom

Has suite in white of WC, pedestal wash hand basin, panelled bath, window to frontage and tiled splashbacks.

Adjoining the accommodation is a

### DELIGHTFUL THREE STOREY ANNEXE

with underfloor heating throughout which the current owner has run as an Air BnB. Front door with window to side opens into

### Living Room

having tiled floor. Door out onto the Driveway and 3 further windows letting in scores of light and a fine view of the rolling Shropshire countryside. There is also a Clearview wood burning stove, sitting on a flagstone hearth.

### Staircase to Lower Ground Floor

with

### Shower Room

has window to frontage, tiled floor, matching that of the Reception Room and a suite in white of WC, pedestal wash hand basin, shower cubicle with Triton shower fitted. Door into Airing Cupboard housing the hot water cylinder.

### Kitchen/Breakfast Room

on the lower ground floor, with tiled flooring. Cupboard to understairs, range of handmade pine units, Belfast style sink unit, space and plumbing for cooker, fridge and dishwasher.

### First Floor Landing

which is an open plan

### Bedroom

again dual aspect, with windows to front and rear, the one to the rear enjoying a fantastic far reaching view. There are 3 doors into eaves storage and tiled floor.





### Outside

The property is approached off a lane along a tarmacadamed driveway which sweeps down to the property onto a gravelled parking area providing parking for numerous vehicles. Adjoining the Annexe is a garage measuring 2.94m x 7.26m with 2 windows, light and power fitted, whilst there is also a further detached Garage block which includes garage and store and measure internally 6.58m x 3.66m with 3 windows to rear and one to side. The property sits in grounds extending to 0.65 of an acre. These gardens are mainly laid to sloping lawns. There are terraced seating areas around the house and from the grounds a lovely view across rolling Shropshire countryside can be enjoyed.

### Services

Mains electricity, private water, private drainage, to the main residence is oil fired central heating, whilst the annexe has electric underfloor heating throughout, telephone to BT telecoms regulations.

### Local Authority

Shropshire Council

### Council Tax Band

Band F

### Tenure

We understand that the property is Freehold.

### Viewings

Viewings are strictly by appointment, so please contact the Craven Arms office on 01588 672728 or email us on [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk), or alternatively on WhatsApp 07716 211480.

### 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.

### Tenure

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### Directions

On entering Clun from Craven Arms, proceed towards Knighton, going over the attractive Old Bridge and up Church Street A488. Continue past St George's Church on the left, take the next left signposted Churchbank/Hobarris. The property will be found approximately 0.5 miles along the lane on the right-hand side as indicated by the agents for sale sign.







Floor Plans



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