



SAMUEL WOOD

5 Castle Street, Clun, Craven Arms, SY7 8JU
Offers In The Region Of £230,000



5 Castle Street

Clun, Craven Arms, SY7 8JU



- 2 double bedrooms, 1 attic room
- Kitchen with breakfast bar
- Large garden with apple trees
- Views of Clun Castle and countryside
- Ideal as a holiday home
- Feature fireplaces in living room and bedroom 1
- Utility area and family shower room
- Stone building for storage or workshop
- Perfect for first-time buyers
- Viewing recommended

Located on the charming Castle Street in Clun, Craven Arms, this delightful end terraced house offers a unique blend of character and potential. With 2 bedrooms and a attic room there is plenty of bedroom space and with a garden that has your own uninterrupted view of Clun Castle it is a rare treat!

Upon entering, you are welcomed by a quaint entrance hall that leads into a cosy living room, complete with a feature fireplace and a log-burning stove, perfect for those chilly evenings. The kitchen boasts a breakfast bar and a handy storage cupboard under the stairs, making it both functional and inviting. A door from the kitchen leads to a utility area, which in turn connects to a convenient downstairs family shower room and rear porch to the generous garden.

The first floor features two generously sized double bedrooms, with the second bedroom offering a sink for added convenience. The master bedroom is particularly spacious and includes a door leading to a third-floor attic room. This versatile space, illuminated by a Velux window, is ideal for use as a playroom or study, providing a peaceful retreat with lovely views of the garden.



The garden is undoubtedly the highlight of this property, featuring a charming stone building that serves as a perfect storage solution or workshop. The expansive grassy area, adorned with apple trees, offers a wonderful outdoor space for relaxation and recreation. Moreover, the rear garden boasts stunning views of Clun Castle and has direct access to the Shropshire Way, enhancing the picturesque setting.

While the property does require some modernisation, it presents an excellent opportunity for first-time buyers or investors looking to add their personal touch. Additionally, its appeal as a potential holiday home cannot be overlooked. This property is a true gem, waiting for the right owner to unlock its full potential.

Living Room 13'8" x 13'1" (4.17m x 3.98m)

This charming living room features a welcoming atmosphere with a brick fireplace as its focal point, flanked by built-in wooden shelving and cabinetry. Soft carpeting underfoot complements the pale wall colours, creating a cosy space ideal for relaxation and quiet moments. A large window allows natural light to brighten the room throughout the day.

Kitchen 10'5" x 8'11" (3.17m x 2.72m)

The kitchen exudes rustic charm with its warm wooden cabinetry and matching wooden countertops. A farmhouse-style sink sits beneath a window, inviting natural light over the workspace. The kitchen is efficiently designed with ample storage, integrated appliances, and a breakfast bar area, perfect for casual dining or food preparation.



Utility Area 10'3" x 3'0" (3.12m x 0.91m)

The compact utility area is practical and well-organised, featuring space for laundry appliances and additional storage. A window and tiled flooring add to the functional appeal of this space, which connects conveniently to the rear porch for easy access outdoors.

Bathroom 9'9" x 4'3" (2.96m x 1.30m)

The bathroom presents a bright and fresh environment, fitted with a walk-in shower enclosure, white sanitaryware, and pale green walls that create a calm and clean atmosphere. A window ensures natural light and ventilation, while tiled flooring adds a practical finish.

Rear Porch 2'10" x 8'2" (0.88 x 2.49)

Access to the rear garden and side access to the front of the property.

Bedroom 1 10'2" x 13'1" (3.10m x 3.99m)

Bedroom 1 is a generous double room featuring fitted wooden wardrobes with a built-in fireplace nestled between them, adding character to the space. A large window allows plenty of daylight to fill the room, which is carpeted in a muted tone creating a calm and restful environment.

Bedroom 2 10'3" x 8'11" (3.12m x 2.71m)

Bedroom 2 offers a comfortable double room with a bright window and neutral decor. The room provides ample space for furniture and personal belongings, making it a practical and inviting sleeping area.

Attic Room 13'2" x 12'0" (4.01m x 3.67m)

The attic room is a versatile space with characterful exposed beams and a skylight window that brings natural light into the room. It features built-in storage and a desk, making it ideal for use as a study or additional bedroom, with carpeting underfoot to add warmth and comfort.

Rear Garden

The rear garden extends generously with a well-maintained lawn bordered by timber fencing on one side and mature hedging on the other, providing a private and peaceful outdoor space. A paved path runs through the garden, leading to a stone shed at the far end, ideal for storage or as a workshop area. The garden enjoys far-reaching views over surrounding countryside and your own peace of history with Clun Castle as your backdrop to enjoy your morning coffee. A gate located at the rear of the property takes you directly onto the Shropshire Way footpath, a 200 mile walking route through our county.

At the front of the property a timber shed is located for additional storage.

Stone Outbuilding 6'0" x 10'0" (1.82m x 3.05m)

This stone outbuilding offers a useful additional storage or workshop space with solid stone walls and a pitched roof. It is well-suited for storing garden tools, equipment, or can be used as a hobby workshop.

Services

Services: We understand that the property has LPG gas fired central heating, mains electric, mains water and mains sewage.

Broadband Speed: Basic 20 Mbps, Superfast 80 Mbps.





Flood Risk: Very Low.

Tenure: Freehold

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000
Council Tax Band: A

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: 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.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

Viewings: Strictly by appointment only, please contact the craven arms office on 01588 672728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.



Directions

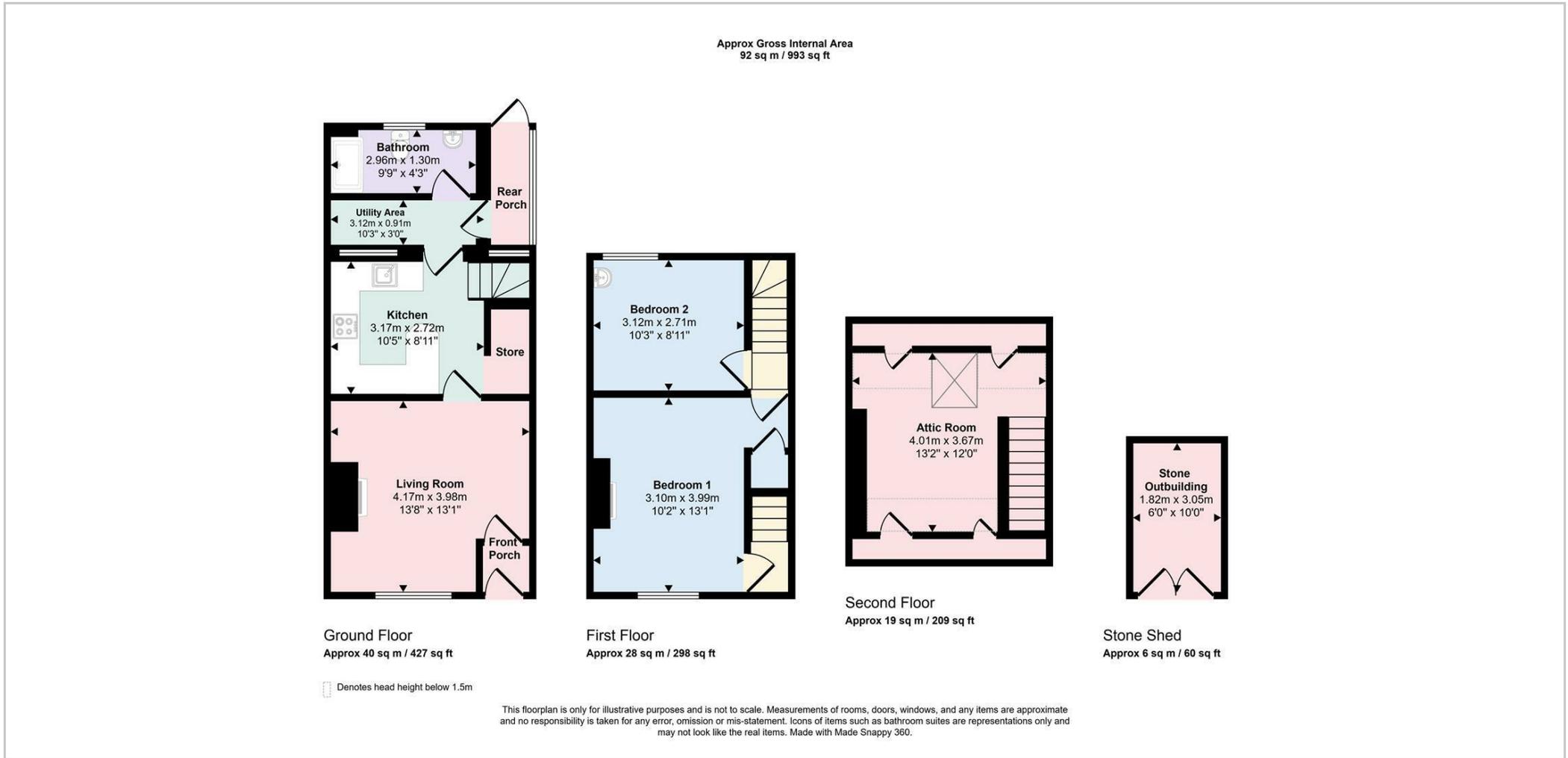
Please use the what3words app to locate the property using this link [///pulp.bookmark.hinders](http://pulp.bookmark.hinders) this will take you directly outside the property. On street parking is available.







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
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