



Holters

Local Agent, National Exposure

Meadow Cottage, 1A Church Row, Clungunford, Craven Arms, SY7 0PU

Offers in the region of £625,000



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Meadow Cottage is a truly special property, where period charm meets contemporary, eco-conscious living, set within approximately 5.5 acres of enchanting gardens, paddocks woodlands and natural coppice. Tucked away in the peaceful and friendly village of Clungunford and surrounded by the rolling Shropshire countryside, this beautifully renovated home offers a rare opportunity to purchase rural living at its finest – all offered with no onward chain.

Key Features

- Fully renovated in 2015 including re-wired, new central heating system and double glazed throughout
- Open Plan Kitchen Diner with Breathtaking Views
- Eco Friendly Property
- Approx 5.5 Acres of Mature Gardens, Paddocks and Coppice
- Outbuildings including Home Office/Studio, Barns, Stables and Double Car Port
- No Onward Chain
- Village Location
- Surrounded by Shropshire Countryside
- EPC C

The Property

A truly delightful and thoughtfully renovated period residence, offering a wonderful balance of character, contemporary comfort and energy efficient living, set within approximately 5.5 acres of beautifully maintained gardens, paddocks and woodlands, all surrounded by the rolling Shropshire Hills. Occupying a peaceful position within a charming village setting, this impressive, staggered end of terrace cottage enjoys a sense of seclusion without feeling isolated, providing an idyllic lifestyle opportunity for those seeking space, tranquillity and versatility.

Lovingly refurbished by the current owners, the property now presents a well-considered layout arranged over two floors. The accommodation offers three bedrooms, well-appointed bathroom facilities and a series of versatile reception spaces, all enhanced by an abundance of natural light and attractive outlooks

across the surrounding grounds.

A welcoming porch leads into the ground floor accommodation, where you will find two generously proportioned bedrooms, one of which offers flexibility to be utilised as an additional reception room if required, with the benefit of a log-burning stove and character features. These rooms are serviced by a stylishly finished bathroom and a useful utility space.

Heading upstairs to the first floor, the property truly comes into its own, where the principal living accommodation has been arranged to take full advantage of the far-reaching countryside views. The open-plan kitchen diner forms the heart of the home, fitted with modern units and centred around a sociable layout ideal for both everyday living and entertaining. Doors open directly onto a superb balcony, providing a wonderful vantage point to enjoy the surrounding landscape, perfect for al fresco dining or simply unwinding whilst taking in the peaceful setting. Adjacent to the kitchen is a spacious dining room, which flows seamlessly into a further reception room, creating a light and inviting environment with ample space for family gatherings and impressive far-reaching views throughout. The principal bedroom is also located on this floor and benefits from its own en-suite shower room, creating a comfortable and private space.

Externally, the property is equally as impressive offering a range of useful outbuildings, including a traditional stone barn, timber-framed structures, stables and a car port, all of which offer excellent potential for a variety of uses, whether for storage, workshops, hobby spaces or other purposes. The current vendors have created a wonderful home office/studio which would make an equally impressive hobby room (please note there is a restriction in place to prevent this being turned into further accommodation).

The site is a registered smallholding extending to approximately 5.5 acres and thoughtfully arranged to

include formal garden which includes vegetable plots, a potting shed, 2 greenhouses, polytunnel and an orchard area. The 3 paddocks are bordered with woodlands and sections of natural coppice. The gardens adjacent to the property offer well-established lawns, a herb garden, vegetable plots with raised beds, mature shrubs, trees and wildlife-friendly areas, while a nature pond further enhances the biodiversity and charm of the setting. A number of seating areas have been carefully positioned throughout the gardens, allowing you to follow the sun throughout the day and fully appreciate the tranquillity of the surroundings. The 'party barn' is worthy of note as it enjoys far reaching views offering the perfect spot to watch the beautiful sunset in the warmer evenings. This oak and cedar barn has water and power and can accommodate livestock.

The property also benefits from eco-friendly credentials, offering both environmental and cost efficiencies.

Offered to the market with no onward chain, this exceptional home presents a rare opportunity to acquire a beautifully balanced country residence, combining lifestyle, land and character in equal measure.

The Location

Meadow Cottage occupies an idyllic setting within Clungunford, which is found in the beautiful and quiet South Shropshire countryside close to the English/Welsh border. This popular village has a welcoming community centred around a popular village hall and community bar, which embraces the 'laid back', tranquil lifestyle and may appear rural at first, but look again and you'll discover Hopton Heath Railway Station approximately 1.5 miles away and Broome Railway Station approximately 2 miles away, which both serve on the Heart of Wales Line that runs between Shrewsbury and Swansea and offers four trains a day in each direction from Monday to Saturday and two services on a Sunday.

The village also benefits from a local bus service. The area and its surroundings are hugely popular with tourists and walkers and those of an active disposition due to the picturesque scenery, variety of wildlife and distant views over the open scenic Shropshire countryside as well as an abundance of popular bridleways, walks and cycle trails leading to neighbouring villages and nearby woods and forests. For a much larger range of facilities the market town of Craven Arms is found 4 miles north-east of Clungunford. Described as the 'Gateway to the Marches' Craven Arms is located on the A49 and is found within the encompassing Shropshire Hills, historic manor houses, fortified castles and beautiful countryside. Offering a good range of facilities including a supermarket, doctors' surgery, business park, Post Office, petrol station, butchers, and its own array of independent shops, Craven Arms offers everything you will need for day to day living. The town also benefits from the Heart of Wales railway line and mainline connection to Manchester and Cardiff Slightly further afield along the A49 is the county town and birth place of Charles Darwin, Shrewsbury, which lies 24 miles north, whilst the historic and popular town of Ludlow is 9 miles east and the border town of Knighton is 10 miles south-west.

Services

We are informed the property is connected to mains water and electric and has a private septic tank. The property also benefits from photovoltaic panels with a generous feed in tariff until 2035.

Heating

The property has the benefit of a highly efficient log burning biomass boiler supplying heating and hot water, which is only required for half of the year.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band D

Agents Notes

Clungunford Motte is positioned within the land plan for the property and restrictions apply to this specific area.

Please note that there is a public footpath through the grounds.

The current vendors are building a bungalow adjacent to Meadow Cottage.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900Mbps. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

Leintwardine - Approximately 3 miles
Craven Arms - Approximately 4 miles
Clun - Approximately 8 miles
Ludlow - Approximately 9 miles
Knighton - Approximately 10 miles
Bishops Castle - Approximately 11 miles
Church Stretton - Approximately 12 miles
Shrewsbury - Approximately 24 miles

What3Words

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Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



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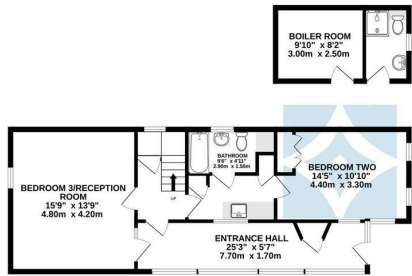


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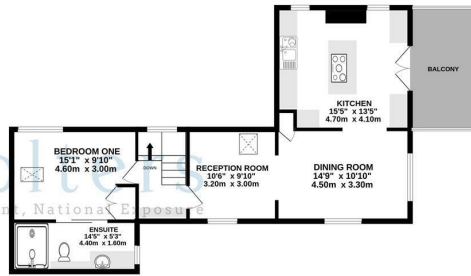


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GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.



1ST FLOOR
715 sq.ft. (66.4 sq.m.) approx.

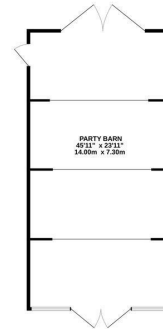


TOTAL FLOOR AREA: 1500 sq.ft. (139.4 sq.m.) approx.

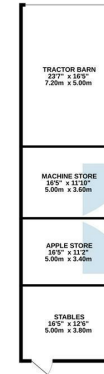
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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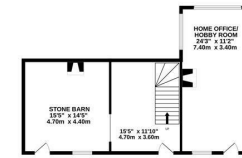
PARTY BARN



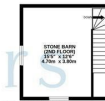
BARN & STABLES



STONE BARN/HOME OFFICE



STONE BARN/DE FLOOR



OUTBUILDINGS

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