



Lavender Cottage, 1 Hospital Lane, Clun, Craven Arms, SY7 8LE

Offers in the region of £299,950



Holters
Local Agent, National Exposure

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Just like lavender itself, Lavender Cottage offers a wonderful sense of calm. This charming Grade II Listed home blends character features, 2 double bedrooms, private parking, attractive gardens and beautiful countryside views, all just a short stroll from Clun's amenities and moments from spectacular walks through the surrounding Shropshire countryside.

- Charming Cottage
 - Well Maintained Accommodation
 - Private Off Road Parking
 - Grade II Listed
- 2 Double Bedrooms
 - Beautiful Countryside Views
 - Convenient Access to Countryside Walks & Town Facilities
- Period Features
 - Front & Side Gardens
 - Positioned Towards the Edge of Clun

The Property
Lavender Cottage is a charming Grade II Listed cottage enjoying an enviable edge of town position within historic Clun, nestled in the picturesque Clun Valley. Surrounded by some of the most beautiful countryside Shropshire has to offer, Clun is a welcoming and close-knit community located close to the Welsh border, where the pace of life is refreshingly relaxed and the great outdoors is never more than a few steps away.

Lavender Cottage presents a rare opportunity to acquire a well maintained period home combining character, practicality and an exceptional lifestyle setting. Boasting 2 double bedrooms, private off-road parking, attractive front and side gardens, beautiful distant countryside views and a useful workshop, this delightful cottage is perfectly suited to those searching for the best of both town and country living. Whether you're seeking a permanent home, countryside retreat or lock-up-and-leave second residence, Lavender Cottage is certain to appeal to a wide variety of purchasers.

Situated just a short stroll from Clun's excellent everyday amenities, including the local shop and post office, café, church, primary school, hairdressers and two traditional public houses, The White Horse and The Sun Inn, the property also enjoys easy access to a network of scenic footpaths leading directly into the surrounding countryside. From leisurely riverside walks at the foot of Clun Castle to longer adventures through the rolling Shropshire Hills, the location is a paradise for walkers, cyclists and nature lovers alike.

Approached through entrance porch, the accommodation is full of charm and character from the moment you step inside. The welcoming kitchen/breakfast room forms the heart of the home, featuring exposed ceiling timbers and a wonderful original cast iron range, providing a striking focal point and a wonderful reminder of the property's rich history. There is ample space for a family dining table, while the fitted kitchen offers a range of base and wall units with space for everyday appliances. Stairs rise to the first floor, whilst an opening leads through into the spacious living room.

The living room is a wonderfully comfortable reception space, centred around a feature fireplace housing a wood-burning stove set. Exposed ceiling beams continue the cottage theme, while a window allows plenty of natural light to flood the room, creating a warm and inviting atmosphere throughout the seasons. A door from within the living room could potentially provide direct access into the useful adjoining workshop, if a buyer wanted to convert this space into a study/studio, subject to all necessary permissions.

On the first floor, a generous landing provides access to the bathroom, airing cupboard and both double bedrooms. The principal bedroom is particularly impressive, enjoying a spacious dual-aspect layout with delightful views stretching across Clun and towards the surrounding hills beyond. Bedroom two is another comfortable double room, again benefiting from a pleasant outlook over the village rooftops and surrounding countryside. Completing the accommodation

is the family bathroom, fitted with both a bath and separate shower cubicle.

Outside, Lavender Cottage enjoys attractive gardens extending to both the front and side of the property. Approached via a gated stepped pathway, the front garden is predominantly paved along with mature shrubs, planting and established borders creating an attractive first impression. Continuing around to the left side of the cottage, the garden provides a lawned area, ideal for sitting out and enjoying the peaceful surroundings, as well as flowered beds, the oil tank and access into the useful workshop. From the garden and first-floor windows, beautiful distant views can be appreciated across Clun and the rolling countryside beyond, further enhancing the property's enviable setting. Adding further appeal is the private off-road parking area.

Overall, Lavender Cottage successfully blends period charm with practical modern living, whilst occupying an outstanding position where everyday conveniences and breathtaking countryside sit hand in hand. Rarely do properties offer such an appealing combination of character, gardens, parking, wonderful views and immediate access to some of the finest walking countryside in Shropshire.

The Location
Located in the south of the rural county of Shropshire, Clun is a place steeped in history with the remains of a Norman castle, the town hall museum and the 15th century, famous Clun Bridge, just to mention a select few. The town offers plenty of useful facilities including a primary school, a SPAR



convenience store with post office, a hair salon, antique shops, a tea room, a number of small business including a business park, a doctors surgery, a fire station, a community centre with a play park, a church, a community hall and 2 public house's called the The Sun Inn & The White Horse, which both offer wonderful home cooked meals as well as a wide selection of locally produced ales and ciders. You will also be able to enjoy the various groups and activities available in the village hall every week or soak up the local culture at one of the number of small festivals carried out in Clun throughout the year including the Green Man festival in May, the Clun Open Gardens in June, the Clun Carnival and Show at the beginning of August and the Clun Valley Beer Festival which takes place in the six open pubs in the valley (from Anchor to Aston on Clun) in October.

Situated within the most stunning countryside setting, Clun is a great place for you to invite visitors to, especially those of an active disposition owing to the famous Offas Dyke trail which runs to the west of the town and as a result presents a variety of outdoor pursuits and is popular with walkers and cyclists. Rural, but by no means isolated Clun is centrally located just 6 miles from the larger market town of Bishops Castle, 7 miles from the border town of Knighton and 9 miles from the town of Craven Arms. Slightly further field finds historic Ludlow town, which is 16 miles away and the county town of Shropshire, Shrewsbury, which lies 25 miles away to the north.

Services

We are informed the property is connected to mains water, drainage and electricity.

Heating

Oil fired central heating and a wood-burning stove.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band B.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 67MB. Interested parties are advised to make their own enquiries.

What3Words

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Nearest Towns/Cities

- Bishops Castle – Approximately 6 miles
- Knighton - Approximately 7 miles
- Craven Arms - Approximately 9 miles
- Ludlow - Approximately 16 miles
- Newtown - Approximately 17 miles
- Shrewsbury - Approximately 25 miles

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.

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