



1 Farm Close High Street, Clun, Shropshire, SY7 8LJ

Offers in the region of £250,000



Holters
Local Agent, National Exposure

1 Farm Close High Street, Clun, Shropshire, SY7 8LJ

A charming three bedroom end of terrace home set in the heart of picturesque Clun, offering two reception rooms, off road parking, a private rear courtyard and no onward chain.

- End of Terrace Property
- Kitchen and Separate Utility Room
- Off Road Parking
- 3 Bedrooms
- Private Rear Courtyard
- Surrounded by Shropshire Countryside
- 2 Reception Rooms
- Town Centre Location
- No Onward Chain
- EPC C

The Property

1 Farm Close is a charming end of terrace property offering spacious and characterful accommodation, off road parking, a private rear courtyard and an enviable position within the sought after village of Clun, surrounded by the stunning Shropshire countryside. Offered to the market with no onward chain, this property provides three bedrooms, two reception rooms and excellent scope for a new owner to modernise and personalise to their own taste.

Upon entering the property, you are welcomed into a generous entrance hall with stairs rising to the first floor. To your left is the impressive living/dining room, a superb reception space extending to over twenty two feet in length and featuring character timbers and a central fireplace, creating a warm and inviting atmosphere. This spacious room offers ample room for both seating and dining furniture, making it an excellent space for everyday living or entertaining guests alike. Also accessed from the entrance hall is the kitchen which is fitted with a range of wall and base units and offers space for all appliances. A window overlooks the rear courtyard, allowing for plenty of natural light. Beyond the kitchen is

the separate utility room, providing additional storage, a useful WC and access to the rear of the property. The second reception room is accessed from the utility room and is a versatile space currently used as a study, but ideal as a home office, lounge or playroom depending on requirements.

On the first floor, the landing gives access to all three bedrooms and the family shower room. The principal bedroom is a generous double room with fitted wardrobes, whilst bedrooms two and three also offer built in storage. The shower room is fitted with a suite comprising of a shower, wash basin and W.C.

Outside, the property benefits from off road parking to the front. To the rear is a private enclosed courtyard garden, enjoying a sunny aspect and providing an excellent low maintenance outdoor space for seating, potted plants and alfresco dining. The courtyard offers a pleasant degree of privacy and creates a peaceful setting to relax outdoors.

Situated within one of South Shropshire's most picturesque villages, Clun is renowned for its historic castle, thriving community and beautiful surrounding countryside, with excellent walking and outdoor pursuits

on the doorstep. 1 Farm Close presents a wonderful opportunity to acquire a character home in a desirable location. Offered with no onward chain, we highly recommend viewing to appreciate the property and potential on offer.

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.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band D

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of oil fired central heating.

Broadband

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

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

What3Words

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Wayleaves, Easements and Rights of Way

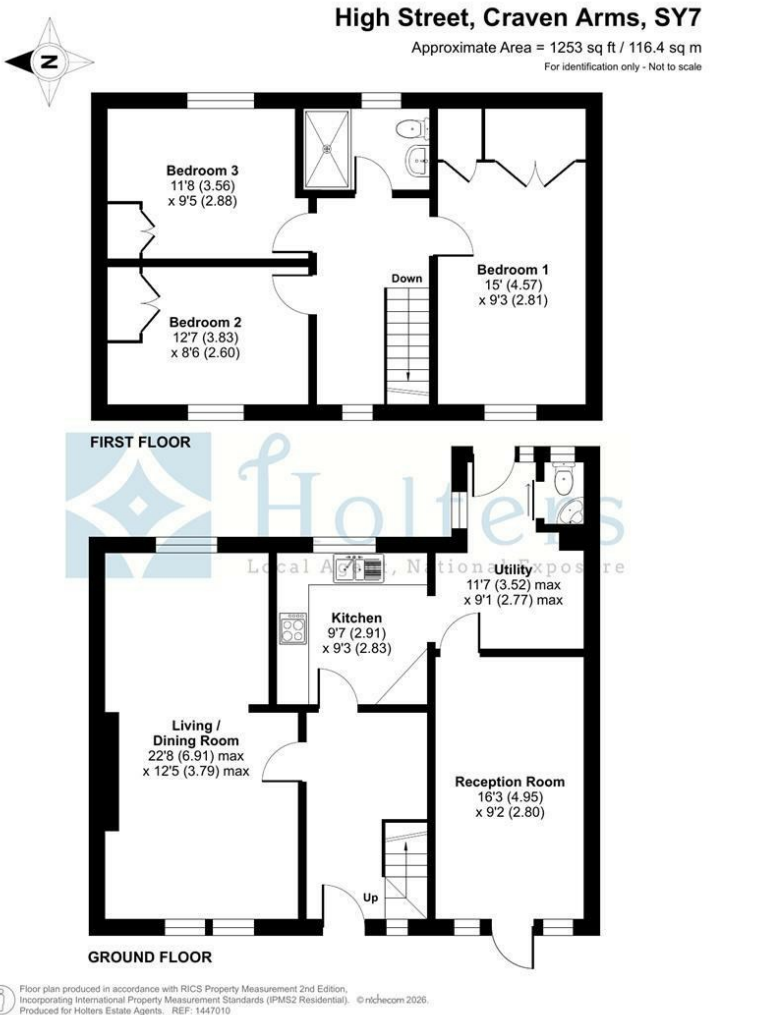
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

