

# BENTLEY COTTAGE

£450,000



“A picture-perfect country cottage”

CLungunford, Shropshire

This divine, picture-postcard, three bedroom cottage, sits amongst pretty gardens in the beautiful Clun Valley. With character throughout, a cosy wood burning stove and rural walks from the doorstep there is everything required for an idyllic bolt-hole in the countryside.

- Idyllic detached cottage
- Character throughout
- Cosy wood burning stove
- Ample parking
- Private cottage gardens
- Detached garage with additional storage



With a quirky layout and multiple points of entry, Bentley Cottage feels deceptively larger than its footprint suggests: a flexible property which could be inhabited as a primary residence or as a holiday home or fabulous rental opportunity.

Enter via the central conservatory, a light and airy space perfect for reading a good book or relaxing with a coffee whilst looking out across the garden. From here, move through into the dining room, a connecting space, amply large to accommodate a table and chairs for entertaining. An attractive set of wooden stairs lead up to the first floor and doors exit left and right to rest of the property. To the left, lies the kitchen: with a beautiful Rayburn beneath a decorative mantel, as well as more modern floor and wall cabinets with a built-in cooker, dishwasher and Belfast sink. A door leads out to the rear of the property. A useful, adjacent utility area provides additional storage space and there is space for a washer/dryer; a further door leads outside. There is also a convenient cloakroom with WC, wash hand basin and shower.

The sitting room sits to the other side of the property, and overlooks the rear garden. The room emanates a sense of cosiness, courtesy of the exposed timbers and wood burning stove which sits inside a brick fireplace with a timber mantelpiece. This room is of sufficient size that it is being utilised by the current owners as both a sitting room at one end and a study area at the other.

Upstairs, a central landing with decorative wooden banister connects all of the accommodation. There are three bedrooms and a family bathroom: this consists of a bath with shower attachment, WC and wash hand basin on a pedestal.

**Outside:** set back and secluded, the property is accessed via a pair of elegant wooden gates, where a central driveway leads through the grounds to the parking and turning area. Here, there is a detached garage which benefits from further storage via exterior stairs. The house is surrounded by a quintessentially English cottage garden: a riot of colour in all directions, courtesy of flower beds full of flowering perennial plants. There is a wooden pergola and a patio area on which to sit out and enjoy the sun. A wooden greenhouse is neatly tucked away for those with green fingers.





**Area:** Clungunford is a small rural community, along with its neighbouring villages of Aston on Clun and Broome. In the heart of Shropshire countryside, the village is central to some superb countryside walks. There is a church and village hall, which hosts a Post Office. The nearby village of Leintwardine has a shop, service station, two public houses and takeaway Fish and Chip shop. Larger towns with full amenities, such as Ludlow and Craven Arms are just a few miles' drive away.

**At a glance:**

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	D
Heating:	Central heating; Oil
Service:	Mains water & electricity; private drainage.
Service charges:	Nil
Covenants:	None known
Broadband:	Yes**

\* correct as of instruction date | \*\*Source: BT



EPC and floor plan available on the website.

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