

THE CIDER HOUSE

£695,000



“A character cottage in a superb location”

Clunton, Shropshire

In the heart of rural Shropshire’s Clun Valley, An Area of Outstanding Natural Beauty, The Cider House sits down a no-through lane, amidst peace and tranquility, and enjoys outstanding views in all directions.

The property benefits from solar panels, air source heating, ample parking and gardens.

- Tranquil setting
- Versatile layout
- Planning permission for workshop
- Air source heat pump
- Superb, open, rural views
- Annex potential
- Solar panels



Generous in size, the property is packed with charm and character, and the versatile layout lends itself to any number of configurations.

The reception hall has plenty of space for hanging coats and kicking off your boots after a morning in the garden. From here, turn into the pretty farmhouse kitchen: a well-lit space with ample units for storage and counter-top food prep space. There is plenty of room for a kitchen table and a solid-fuel Rayburn sits on the rear wall - an attractive centrepiece for the room. There is also a 5-ring gas burner hob and a waist-height oven, to the side of which lies the jewel of any country kitchen: a large walk-in pantry.

Pass through another hallway, with stairs leading to the first floor, into the main sitting room: an impressive room with exposed timber beams, large feature stone fireplace housing a wood burning stove, as well as beautiful views across the rear garden to the countryside beyond. Sliding doors directly access the rear outdoor patio area.

To the other side of the property sits additional accommodation in the form of a large sitting/ dining area. This superb, multi-purpose space has extra ceiling height and an attractive wood-burner, there are windows to three aspects and two sets of doors accessing the outside. A separate door leads to a utility room and ground floor bathroom. This wing of the property could be easily utilised by grown-up children or dependent relatives who want privacy but also a connection to the main home, or even a separate annex or holiday let, with the necessary approval.

On the first floor, a landing runs across the rear of the property and gives great views across the adjacent countryside. A stylish, recently fitted shower room sits centrally and there is a double bedroom at each end of the property, the master with a large bank of custom built-in wardrobes. A third, smaller bedroom completes the upstairs accommodation.

Outside: A nature-lover's paradise, the property is surrounded by countryside with the rear garden backing directly on to farmland. There is a large, wildlife-friendly pond with an overhanging jetty and seating area, a perfect spot to enjoy a summertime drink as the sun goes down. Directly to the rear of the property there is a large patio area and additional lawned garden.





The cottage is set back, down its own gravelled driveway with ample parking. To the front of the property there is an area consisting of several storage sheds. Directly opposite this is an additional piece of land, believed to be approx 1/3 acre (TBV by buyer's solicitor), with planning permission for a substantial, two-storey storage building, workshop and garage (Planning ref: 20/00181/FUL). An additional 2.3 acre, gated paddock of land with water supply and stand-alone storage building, ideal for ponies or budding smallholders is available by separate negotiation.

Benefits: In addition, the cottage benefits from solar panels with overflow battery storage and air source heating.

Area: Clunbury is a beautiful area of South Shropshire and is surrounded by open countryside with great rural walks on your doorstep in every direction, including Clunton Coppice Nature Reserve. Nearby, there are public houses in Purslow and Clunton. A little further afield is the pretty town of Clun with shops, cafés, public houses and a Post Office. To the east lies the town of Craven Arms with transport links, medical services, a supermarket and more.

At a glance:

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	E
Heating:	Air source pumps
Services:	Mains electricity; private water and drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes**; (Up to 22Mbps available)

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



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.