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Summary

- Detached, character property
- Period features
- Three bedrooms
- Two reception rooms & study
- Large rear garden
- Workshop & Studio

Call Knighton 01547 529907

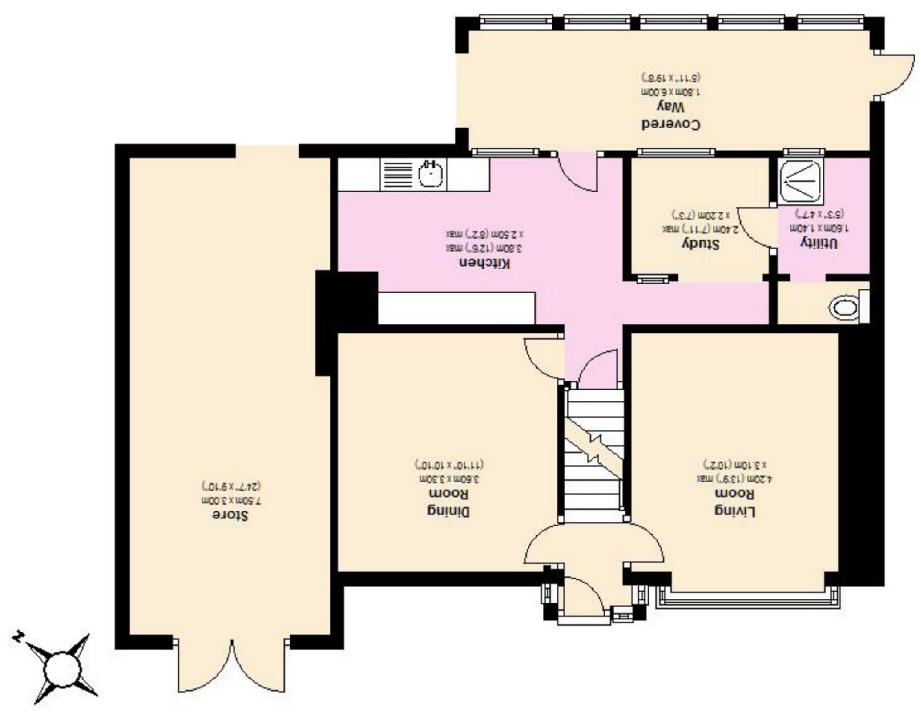
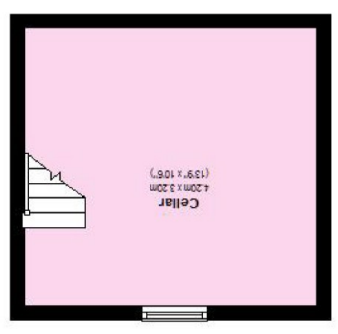
Old Frog Cottage
 4 Ford Street
 Clun
 Shropshire
 SY7 8LD

Offers in the region of
£250,000



**COBB
 AMOS**

Total area: approx. 170.4 sq. metres (1834.0 sq. feet)



Floor plans - not to scale

**COBB
 AMOS**



Old Frog Cottage, 4 Ford Street, Clun, Shropshire, SY7 8LD

Offers in the region of
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A unique opportunity to own a wonderful property with three bedrooms which is full of period features to include bread oven, wood burning stoves, solid oak sash windows, exposed floor boards and may more. The property offers a separate store room, workshop and studio space which offer a wide range of uses. The garden to the rear is stocked with a wide variety of plants, two ponds, fruit trees and a beautiful Sycamore tree.

OFFERED FOR SALE WITH NO ONWARD CHAIN



Introduction

This fantastic cottage has been refurbished by the current owners who have retained as many of the original features as possible and the property offers a wealth of exposed oak including doors, windows, beams and floor boards. The property has spacious accommodation to include three bedrooms and two reception rooms, a cellar, workshop and studio space. The property has beautiful gardens which are planted with a wealth of plants and trees and has a variety of storage.

The accommodation comprises: entrance porch, living room, dining room, kitchen, study, utility, cloakroom, cellar, rear vestibule, three bedrooms and bathroom. There is also a store room, workshop and studio with scope for further development.

Property description

The oak front door leads into the hall with doors off to the reception rooms and wooden staircase rising to the first floor. The living room is a wonderfully light room with a feature bay window with recessed storage and a stone and brick fireplace with a Clearview stove set on a tiled hearth being the focal point of the room. The dining room has an oak sash window to the front, newly fitted carpets and a feature Inglenook fire place with exposed stone work and a Clearview stove.

A second door leads through to a rear lobby area leading to the kitchen, study and has a door leading down to the cellar and an area for coats. The kitchen is fitted with oak fronted free standing units, a bread oven, space for a range cooker and has tiled flooring with under floor heating which runs through to the study and utility. The study has a feature "Devonshire" sash window which was originally fitted on the external wall was restored and fitted inside. The utility has space and plumbing for a washing machine, space for appliances, a sink and a door leading to the ground floor cloakroom. Off the kitchen the rear door leads to the rear vestibule which has a flagstone floor.

On the first floor the two bedrooms to the front have exposed floorboards, feature fireplaces, sash windows and the main bedroom has a beautiful vaulted ceiling with exposed beams and a useful storage cupboard. The third bedroom has exposed floorboards and Velux windows allowing a lot of light into the room and there is potential to open up another fireplace. The bathroom is fitted with a beautiful four piece white suite to include free standing roll top bath set under the Velux windows so you can enjoy star gazing whilst relaxing, tiled flooring with under floor heating. Off the landing there is an airing cupboard housing the hot water tank.

Workshop & studio

To the side of the property there is an attached building that offers store room, workshop and studio space. On the ground floor there is a large store room with double doors opening onto the street. On the second floor, which is accessed from the garden, there is a further storage room/workshop and studio space to the front which has window's and double doors to the front. There is a lot of potential for buyers to create further studio space or into an annexe for holiday let or family (subject to the necessary permissions).

Gardens & parking

The property has wonderful gardens which has been well maintained by the current owners and has a wealth of plants and trees. To the side of the house a stone path leads from the street up into the garden with a timber store to the side of the house and a further store tucked away in the corner. The majority of the garden is laid to lawn which is interspersed with well stocked flower beds, two ponds, fruit trees to include damsons, Bramley apples and plums and a beautiful Sycamore tree. There is a green house to the side of the house and a shed in the top corner. Parking is available on the street.

Location

Ford Street is located in the Conservation Area of Clun just off the village centre. Clun is a popular village nestled on the English/Welsh border in a designated area of outstanding natural beauty in the Shropshire Hills. Clun is divided in two by the 15th century Packhorse Bridge, which crosses over the Clun river and also has the remains of a Norman castle. The village has a range of services to include a convenience store, two butchers, primary school post office, community centre, two pubs and a garage. Neighbouring market towns of Bishops Castle, 6 miles; Knighton, 7 miles; and Craven Arms, 8 miles, offer a wide range of services to include doctors, dentists and supermarkets.

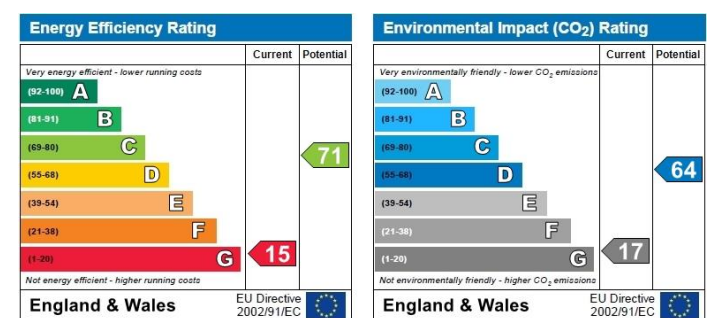
Services

Mains water, electricity and drainage are connected. The property is heated by two Clearview stoves and electric underfloor heating. Shropshire County Council Tax Band C £1,326.20 2015/2016.

Directions

On entering Clun, from Knighton, on the A488 passing over the bridge and bearing around to the left. Climb up the hill and turn right onto the B4368 to Craven Arms, after a short distance turn left onto Ford Street and the property can be located on the right hand side as indicated by our For Sale board.

Energy Performance Graphs



THE PROPERTY MISDESCRIPTIONS ACT 1991
We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

MONEY LAUNDERING REGULATIONS
Money laundering regulations require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.