



The Round House, Clun Road

Aston-on-clun, Craven Arms, Shropshire, SY7 8EW

A Grade II Listed Round House with large adjoining Barn, situated in the pretty village of Aston on Clun. This unusual property has central heating to surprisingly spacious accommodation of Living Room, Dining Room, Kitchen/ Breakfast Room, with 3 Bedrooms, Study area and Bathroom on the first floor. Pretty Gardens and ample Parking. EPC not required.

Offers In The Region Of: **£297,500**

The Round House is an iconic property on the entrance to the pretty village of Aston on Clun. The property is possibly late 18th Century with a conical graded slate roof with circular stone stack to the centre. The house has surprisingly spacious accommodation which is centrally heated and comprises fitted Kitchen/Breakfast Room, separate Dining Room, attractive Sitting Room with inglenook fireplace. On the First Floor are 2 Double and 1 Single Bedroom, Bathroom and Study Area on the landing.

Outbuilding Situated just a short distance from the house is a large Stone two storey outbuilding, currently used as a Garage/Workshop which could be either incorporated into the current living accommodation or as a 'stand alone' annexe, subject to obtaining the necessary planning and building regulations approvals.

Location The house is situated adjacent to a small garage and fuelling station with the Kangaroo Inn near by. The gardens are generous with pretty courtyard and sitting out areas, lawns and vegetable section with a large hard-standing for vehicles to the forecourt area.

The Village Aston on Clun is situated in the lovely Clun Valley. The area surrounding is one of Outstanding Natural Beauty with many miles of lovely footpaths and walks. Local amenities include a Public House (The Kangaroo), a Village Hall, village Shop and a Garage, whilst the town of Craven Arms is only about 3 miles distant, offering a further range of amenities. The historic market town of Ludlow, and the county town of Shrewsbury are both within easy driving distance.

Anyone looking for an unusual, quirky property should arrange an inspection of this character property which is more fully described as follows:

A Stable Door leads to

Kitchen fitted with matching floor and wall units with work surfaces and deep glazed sink. 4 ring hob with stainless steel canopy and light above. Built in Bosch double oven. Integrated fridge. Space for washing machine. Worcester Heatslave 20/25 oil fired central heating boiler. Tiled flooring and ceiling spot lights. Window to the garden.



The Kitchen leads into

Breakfast Area with radiator and 2 windows to the side. Staircase to first floor.

A door leads from the Kitchen to

Pretty Sitting Room With large stone inglenook fireplace inset with a cast iron multi fuel on a flagged hearth. Stone and flagged flooring. Radiator. Window to the front.



A door leads through to Front Lobby with door to

Small Store Room with shelving. Window to the front (it is believed that this room was the original Post Office).

Door to

Dining Room With stone flagged flooring. Centre light and radiator. Multi fuel. Window to the front. Door back to Breakfast Room.



A staircase leads to First Floor Landing with Study Area.

Doors lead off to

Bedroom 1 A Double Bedroom with centre light and radiator. Window to the front.



Bedroom 2 A Double bedroom with centre light and radiator. Window to the front.

Bedroom 3 a Single Bedroom with centre light and radiator. Window to courtyard.

Bathroom with panelled bath with shower attachment, hand basin, bidet and WC. Radiator and extractor fan. Window to the rear.

Outside The property is approached off the road by 2 five bar wooden gates to a large stoned parking and turning area. Gates lead to the garden which is nicely laid out. There is a wide terraced area between the Round House and the adjoining Barn which continues to the rear of the barn.



Gardens An Archway leads to a further generous garden area laid to lawn with flower borders, a vegetable section with greenhouse and garden store. There is also a summerhouse and a lean-to storage shed. Within the grounds is a very useful



Garage/Workshop With double opening doors leading to Garage/Workshop with power and light points. Windows to 2 elevations and staircase to Room over with light points and windows to gable.



It is felt that this would be used, subject to any necessary regulations and approvals to provide further accommodation if required.

Tenure We understand that the property is Freehold.

Services We understand that mains water, mains electricity and private drainage are connected. Oil central heating.

Local Authority Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000.

Directions From Craven Arms take the B4368 towards Clun. Continue for about 2 miles to the village of Aston-on-Clun. As you enter the village The Round House will be seen on your left just before the garage.

Viewings By appointment with the Agents on 01588 672728.

Out of Office Enquiries Please contact Anthony Wood on 01588 673890.



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