



Bryn-Y-Cagley Hall, Whitcott Keysett
Clun, SY7 8QE

Offers in the region of
£400,000

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Bryn-Y-Cagley Hall, Whitcott Keysett

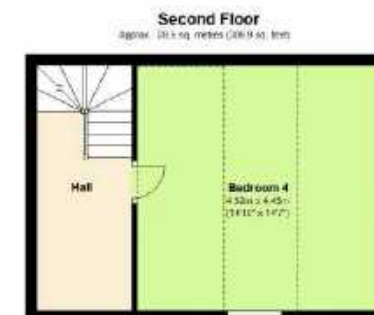
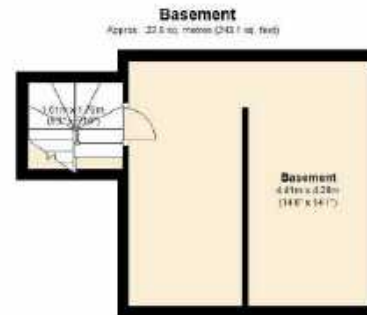
Clun

Tucked away in the village of Whitcott Keysett, this truly stunning and quite unique historical property dating back to 1490 with Georgian additions offers an abundance of character features and sitting in half an acre of grounds. The substantial accommodation comprises: hall, living room, dining room, kitchen/breakfast room, 4 bedrooms, bathroom, shower room, double car port, established gardens and country views.

- Historic 4 bed property
- Grade II Listed
- Abundance of features
- 2 large reception rooms
- 0.5 acre gardens
- Double car port

Directions

From Ludlow take the A49 north, as you enter Craven Arms turn left at the mini roundabout on the B4368 to Clun. Pass over the bridge, turning right immediately after, continuing to follow the B4368 and take the first right signposted Whitcott Keysett, following the road around to the left onto Church Road, upon entering the village continue onto Mardu Lane where the lane to the property can be found on your right, proceed to the end where Bryn-Y-Cagley Hall is situated.



Total area: approx. 244.2 sq. metres (2629.0 sq. feet)

Property Description

A wonderful opportunity to purchase one of the most interesting houses of its period, this stunning Grade II Listed hall dates back to approximately 1490, which was extended in the Georgian era and retains many unique historical features. It is located in a small hamlet, with easy access to the popular village of Clun, it's name means "Muddy Hill" as it is positioned above the ford at the base of the hill.

Set in a courtyard with half an acre of gardens that adjoin fields, this lovely home has beautifully proportioned rooms and is worth a visit to witness all it has to offer. The accommodation comprises: hall, two large reception rooms both with two fireplaces (one of which is an inglenook), a large kitchen /breakfast room again with inglenook, pantry, shower room, cellar. There are two sets of stairs to the first floor where there are three double bedrooms all with superb features, a cloakroom and a bathroom plus an attic room used as a fourth bedroom.

Gardens & Parking

Approached via a tarmac shared drive through a courtyard the drive leads to the double carport and via wooden gates to an additional parking area in front of the house. Part of the garden is walled and there is a platform of decking for outdoor dining at the far end.

The gardens have been cleverly designed to provide distinct areas with paths and brick edged borders and hedges to divide it up. To the side of the house is a lawned area surrounded by hedging and many herbaceous plants and shrubs. There is a rose and clematis garden and a pond. Wrought iron gates lead into a small paddock area with a steep bank running down to a stream "Mardu Brook", a tributary of the River Clun.

Car Port

There is a double car port located opposite the house and this has lighting, power and storage.

Location

The property is situated in the pretty hamlet of Whitcott Keysett, an Area of Outstanding Natural Beauty in the upper Clun Valley and is located two miles northwest of the small market town of Clun with everyday facilities including a post office, public houses, shops, doctors surgery and a petrol station/garage. Nearby is Bishop's Castle and Church Stretton, both of which have a variety of shops, local businesses and services. Slightly further afield are the larger towns of Shrewsbury and Ludlow. Transport links in the area are good with Craven Arms having a train station on the Manchester to Cardiff line and London being accessible in about 3 hours. Schooling in the area is excellent in both the state and private sectors. Primary and secondary schools are found in Clun and Bishops Castle with private schooling at Bedstone, Moor Park and Shrewsbury School.

Services

Mains electric, electric heating.

Council Tax Band F.

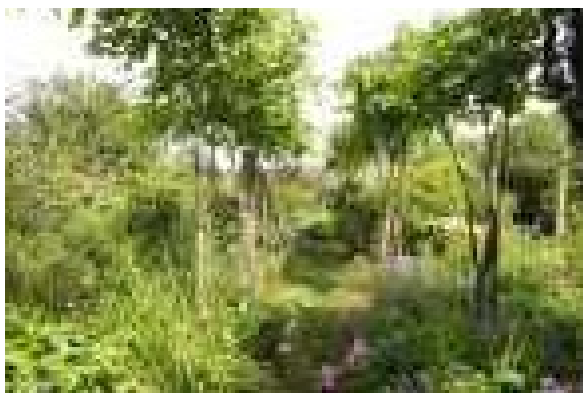
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Energy Efficiency Rating: Current 35, Potential 51
Environmental Impact (CO₂) Rating: Current 30, Potential 43





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* Rightmove Intel - HR1, HR2, HR3, HR4, HR5, HR6, SY7, SY8 LD7, LD8

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more information
please contact

01584 874 450
ludlow@cobbamos.com