



£680,000 Offers Over

Church Street, Clun

Character Property | 6 Bedrooms | 4 Bathrooms

01743 213 511

*Granthams*  
ESTATES

[www.granthamsestates.co.uk](http://www.granthamsestates.co.uk)



# Step Inside

---

## Key Features

- Historic Grade II Listed Property
- Exceptional Energy Efficiency
- Stunning "Garden Rooms"
- Original Features & Character
- Converted Loft Space
- Versatile Annexe (2 Bedrooms): Income, business, or multi-generational living potential

## Property Description

Historic Grade II Listed Clun townhouse (c.1604) with 4-bed main house and versatile 2-bed annexe - ideal for income/business. Exceptionally energy efficient with air source heat pumps & solar panels, generating income. Features stunning 'garden rooms' & off-road parking.

## Main Particulars

Step into a living piece of history with this old farmhouse, a magnificent Grade II Listed stone townhouse in the charming market town of Clun. Dating back to approximately 1604, this incredibly exciting and versatile property, rumoured to be built from materials pillaged from Clun Castle itself, seamlessly blends rich heritage with modern efficiency. The current owners have embarked on a remarkable journey of restoration and upgrade, ensuring this home is not only steeped in character but also boasts an impressive energy performance thanks to recently fitted air source heat pumps and solar panels, currently generating a generous income through a feed-in tariff and renewable heat incentive, which will transfer to the new owner. This truly is a property that offers both historical charm and a smart, sustainable future.

The entrance to this historic building is through a sturdy timber front door, opening into a welcoming hall. Here, original slate floor tiles and exposed timber beams immediately set the tone, hinting at the centuries of stories held within these walls. To your left, a door leads to the cozy snug, a comfortable retreat featuring a window to the front, exposed timbers on both ceiling and walls, and a charming Clearview stove nestled in a brick inset with an oak beam mantel, all set against a fitted carpet. Straight ahead from the hall, you're drawn into the expansive lounge/dining room, an open space brimming with character. Chunky ceiling beams and a striking beam rising from floor to ceiling create an impressive architectural statement. The focal point of this room is an magnificent inglenook fireplace with a brick inset, housing a further Clearview log-burning stove - perfect for chilly evenings. This versatile space also provides ample room for a dedicated dining area.

From the living/dining room, a door leads directly into the stunning kitchen, while a further doorway opens into an inner hallway. This inner hallway is a hub of practicality, providing direct access to the rear courtyard, a staircase rising to the upper floors, access to a convenient cloakroom/utility, and even access to a useful cellar. The kitchen itself is a triumph of light and design, flooded with natural illumination thanks to a striking glazed orangery roof and two windows overlooking the courtyard garden. This well-appointed space is equipped with ample counter space, an instant boiling water tap, stylish Avanti units, a built-in fridge and dishwasher, and a professional-style Baumatic double oven. A door from the kitchen leads to a handy boot room, which in turn provides access to the courtyard and seamlessly connects to the annexe.

Ascend the stairs in the main residence, and you'll discover four spacious double bedrooms, each exuding its own unique charm and character. One of these delightful bedrooms benefits from a contemporary shower ensuite, while another boasts a convenient walk-in wardrobe. The luxurious family bathroom on this floor is a true sanctuary, featuring a freestanding claw-foot bath that perfectly marries a luxury aesthetic with the property's historic age, alongside a WC and a vanity basin. Comfort is paramount here, with electric underfloor heating ensuring warmth underfoot. From the first-floor landing in the main house, a pull-down ladder provides easy access to a large, converted loft space. This versatile area, complete with power, heating, and Velux windows, is ready to be utilised as further accommodation if needed, offering incredible flexibility for a growing family or additional creative space.

Adding another layer of incredible versatility to this home is a link-detached barn conversion, forming a superb annexe. This independent wing can be accessed via a dedicated side entrance or seamlessly from the boot room of the main house. On the ground floor, you'll find a large studio space which would make a superb open-plan kitchen/living area, or alternatively, the perfect light-filled art studio, pottery workshop, or private gallery. Benefiting from double doors that open directly onto the rear courtyard garden, this level also includes a convenient downstairs shower room, a separate WC, and a dedicated treatment room-an ideal setup for a home-based

clinic, teaching space, or a high-end therapy room.

Upstairs, the annexe comprises two comfortable bedrooms and a separate bathroom, providing ample space for a dedicated home cinema or a private gym. This flexible wing has a rich history itself, originally converted as a granny cottage and later used as a successful holiday let. Its self-contained nature makes it perfect for generating a generous income (subject to relevant permissions), accommodating extended family, or providing an inspiring, multi-functional base for a creative business.

Council Tax Band: C (Shropshire Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Private Garden

Electricity supply: Mains

Heating: ASHP, Woodburner

Water supply: Mains

Sewerage: Mains

Broadband: FTTC

### **Approach & Parking**

This property is fortunate to boast excellent off-road parking, with space for two cars accessed through double gates leading onto a block-paved entrance that transitions into a delightful, part-covered courtyard nestled between the main house and the annexe. This sheltered space offers convenience and privacy.

### **Enchanting Gardens**

4 Church Street boasts a truly wonderful garden, ingeniously designed as a series of captivating "garden rooms" to the rear. Access is available via the barn's side entrance or directly from the annexe's studio, leading to a secluded patio. This intimate, stone-walled space, draped in Wisteria, is perfect for alfresco dining. Steps then lead up to a tranquil Japanese-themed garden with a fir tree, bamboo, and gravel. Further up, you'll find a lush lawn, a timber workshop which has an electrical supply for lighting, heating, and power tools, and a log store. A woodchip path continues to a productive polytunnel and raised vegetable beds. The ascent culminates at the garden's elevated end, where a charming summerhouse offers breath-taking, far-reaching views over Clun, the castle ruins, and the rolling hills beyond. Planted with an abundance of flora and fruitful apple, plum, and hazelnut trees, this private sanctuary offers beauty and bounty year-round.

### **Local Area**

Clun, a picturesque market town in Shropshire, is a vibrant and welcoming community with a distinctly artisan heart. Nestled amidst the stunning South Shropshire Hills, it boasts a rich history evident in its impressive Norman castle ruins, providing a dramatic backdrop to daily life. The town is a magnet for the creative soul, home to a thriving scene of artists and craftspeople who draw inspiration from the rugged landscape. Residents enjoy a surprising array of amenities, including bespoke independent shops, galleries, and traditional pubs that foster a strong sense of local identity. Regular community events and local markets bring the town together, creating a warm, friendly atmosphere in this National Landscape. Living in Clun means being part of a close-knit community that values its heritage, celebrates its creativity, and embraces a tranquil, yet engaging, rural lifestyle.

### **Important Notice**

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements,

Wayleaves and Planning matters have not been verified and you should take advice from your legal representatives and Surveyor.

**Referral Fee Disclaimer**

Grantham's Estates refers clients to carefully selected local service companies. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Money Laundering**

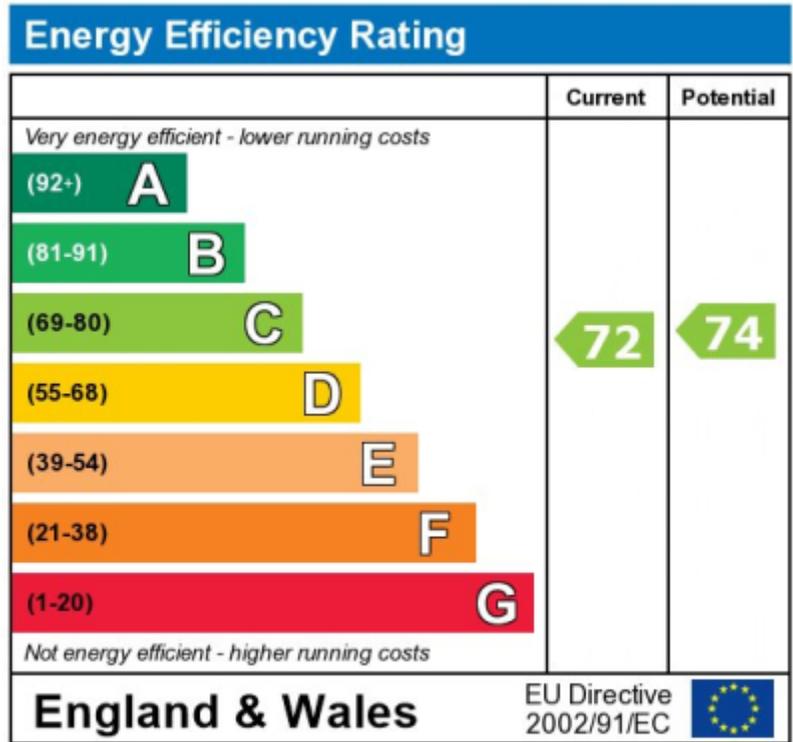
As required by the 2007 Money Laundering Regulations, Grantham's Estates is legally obligated to verify the identity of all clients, including prospective property buyers. This verification is conducted electronically and will not impact your credit history. While the information you provide may be checked against various databases, this is not a credit check. Should your offer on a property be accepted (subject to contract), you agree to Grantham's Estates, acting as the seller's agent, completing this verification. A non-refundable fee of £50 + VAT (£60 total) per property transaction will be payable for this service. Grantham's Estates will retain a record of the search.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 13918701 Registered Office: ,



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01743 213 511



[www.granthamsestates.co.uk](http://www.granthamsestates.co.uk)