



£700,000 Offers Over
Church Street, Craven Arms
Character Property | 6 Bedrooms | 4 Bathrooms

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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 the 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, benefiting from double doors that open directly onto the rear courtyard garden, and an additional door providing further courtyard access. This level also includes a convenient downstairs shower room, a separate WC, and a dedicated treatment room, thoughtfully converted from a previous kitchen - ideal for a

home business or personal pampering. Upstairs, the annexe comprises two comfortable bedrooms and a separate bathroom. This flexible space has a rich history itself, originally converted to serve as a granny cottage, then successfully used as a holiday let, and is currently utilised for business purposes, offering valuable storage and office space upstairs. Its self-contained nature makes it perfect for generating a generous income as a holiday let (subject to relevant permissions), accommodating extended family, or providing an ideal base for a home-based 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 more than just a beautiful location; it's a vibrant and welcoming community. 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 offers a surprising array of amenities for its size, including independent shops, a post office, and traditional pubs, fostering a strong sense of local identity. Regular community events, from local markets to festivals, bring residents together, creating a warm and friendly atmosphere. The surrounding landscape, a designated Area of Outstanding Natural Beauty, encourages an active lifestyle with endless opportunities for walking, cycling, and exploring the unspoiled countryside. Living in Clun means being part of a close-knit community that values its heritage 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.

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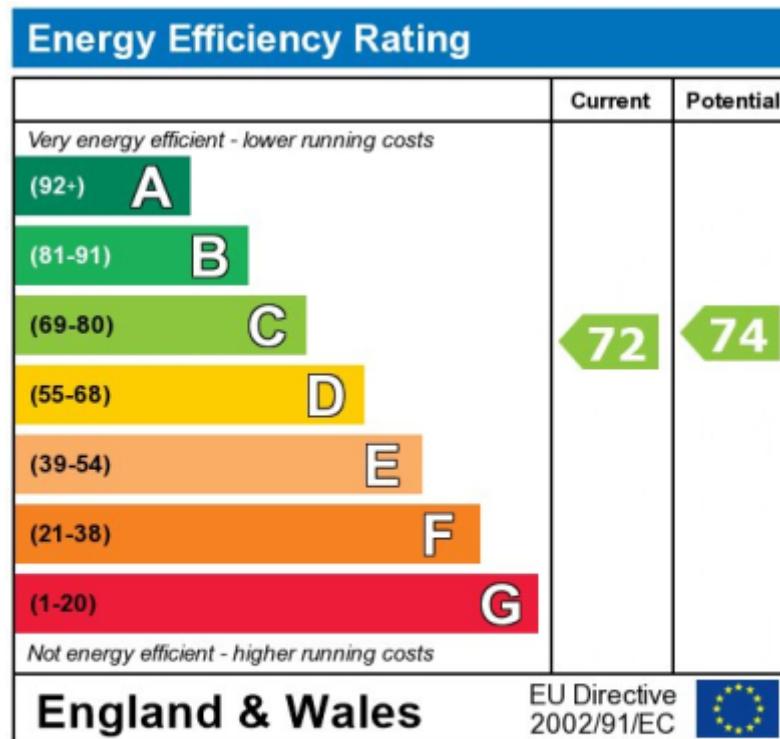
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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

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