

4 CHURCH STREET

£760,000



“A versatile property in charming Clun”

Clun, Shropshire

Within sight of the castle ruins, and with great curb appeal, 4 Church Street offers hugely versatile accommodation in the centre of this charming, bohemian town, just a stone’s throw from Clun’s delightful 14th century packhorse bridge over the river Clun but not in its flood zone.

- Sought-after town
- Business premises potential
- Characterful throughout
- Holiday let potential
- Multi-generational living potential
- Off-street parking



The original wax deeds date the older part to 1604 and chart much of its history. Completely renovated in the late '90s and extended twice in the '00s, it now combines the best of ancient and modern.

The pretty stone frontage belies the Tardis-like space beyond. With abundant character and boasting that most prized of features in Clun properties: off-street parking – this home already has much to recommend it, but there is more: an additional, fabulous barn conversion sitting to the rear.

The barn conversion was originally configured as a granny cottage, then let as a holiday home and now, after change of use, a small business prospers here. Its centrepiece is a large, voluminous main space with vaulted ceiling and french doors to the rear courtyard. Currently used for yoga classes and mini gym but equally suited as a music/artist's studio or games room, off which lies a further workroom (previously a kitchen and could be again), a toilet and shower room. The ground floor has underfloor heating. Upstairs you will find a bathroom and two further rooms with potential to be used as bedrooms (on condition of change of use planning approval) featuring exposed timbers, one in current use as an office, the other as a stockroom.

Once inside the main house, the entrance hall leads off to a front sitting room to one side of the property and the living room on the other, both featuring Clearview woodburning stoves in their respective inglenook fireplaces. To the rear of the living room lies a funky, diner-style table and booth seating arrangement. Behind this lies the kitchen: a cook's kitchen in every respect: well lit - courtesy of a glazed 'orangery' roof - ample counter-top space, instant boiling water tap, Avanti units with integral fridge and dishwasher and housing a gas-hobbed, range-style Baumatic double oven.



A rear hallway with steps off to a small cellar and a cloakroom/ WC/ store/ laundry completes the ground-floor accommodation.

Upstairs, a beautiful gallery landing connects the rooms: three double bedrooms, one en suite; and up another half-light of stairs to an additional 4th double bedroom and family bathroom, featuring an attractive roll-top bath and underfloor heating. A drop down hatch ladder gives access to a further roof space which is boarded, plastered and wired ready for use as further accommodation or storage.





This Grade II Listed property has original character in abundance but has been brought up to date with impressive green technologies such as solar panels and two air source heat pumps linked to part underfloor heating. There is strong 4G mobile phone coverage on most networks and high speed fibre broadband available to the property.

Outside: From the road, large metal gates lead to a covered parking area, which leads back to a central courtyard having two covered log store areas, a bike shelter, small storeroom and outside loo. From here it is possible to gain rear access to the main house as well as to the barn conversion and the useful linking conservatory/boot room which connects the two buildings. To the rear of the barn conversion there is a sweet paved patio area: perfect for a bistro set, as well as a hot tub, privately positioned. Walk up a few steps and under an arch to the rear garden which features mature shrubs, fruit trees, a workshop (with lighting and power), covered tool store and up another set of steps to a characterful garden cabin and seating/bbq area which offers views over Clun, the river and the nearby castle.

Area: Clun is a charming, small town, popular with cyclists and walkers and well known for its bohemian atmosphere and attitude. As well as the historic castle there are two cafés, two pub restaurants, a convenience store, Memorial Hall, bowling green, hairdressers, gallery and town museum. The larger towns of Bishop's Castle and Knighton lie just a few miles to the north and south, respectively.

At a glance:

Tenure:	Freehold
Council Tax Band*:	C
Heating:	Air source pumps
Service charges:	nil
Covenants:	none known
Broadband:	>70mb download and >17mb upload
Bedrooms:	4 (with 2 addition rooms which could be utilised as bedrooms on condition of change of use planning approval)

Information supplied by current vendors.
* correct as of instruction date

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.

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