



Wimberry House
12 Clunton, Craven Arms, Shropshire, SY7 0HP

A substantial country property with a large garden situated within the heart of a rural village.

Craven Arms 6.7 miles, Ludlow 9 miles, Shrewsbury 21 miles

Kitchen /dining area | Utility Room | Sitting room | Study | Five bedrooms (one En-suite) | Family bathroom | Laundry room | Garage | Garden | Parking | EPC E

The Property

Wimberry House is a beautiful country property situated in the heart of the rural village of Clunton. The property is a mix of red brick and stone with sash windows to the front.

Upon entering the property the superb and spacious open-plan kitchen/ dining room is filled with natural light from the glass sliding doors. The kitchen is equipped with cabinetry and includes an island that incorporates a built-in Gaggenau gas hob and two electric Neff Slide and Hide ovens. Adjacent to the kitchen, there is a utility room fitted with a Belfast sink. The study and downstairs WC are conveniently located also adjacent to the kitchen. These areas are equipped with underfloor heating, providing a comfortable and consistent warmth throughout.

The sitting room features a traditional beamed ceiling and a large stone inglenook fireplace, newly fitted with a log burner. The first floor comprises; four spacious double bedrooms. Bedroom four has a built-in walk-in wardrobe or potential shower room as does bedroom three.

Bedroom three benefits from glass sliding doors and access to the balcony, which has outstanding views up to the valley. The master bedroom is a bright and distinctive room, featuring glass sliding doors that open onto the balcony. Additionally, a spacious dressing/wardrobe area provides ample storage. There is a modern en-suite bathroom. Bedroom five has compact built-in bunk beds. The laundry room has plumbing and built-in shelves. The family bathroom is situated on the first floor and is fitted with a bath and shower.

Wimberry House was extensively updated in 2016 to include new windows, electrics and plumbing including a new boiler and high-pressure water cylinder. There is also excellent full-fibre broadband for those wanting to work from home.

Outside

The expansive gardens at Wimberry House cover approximately 1.35 acres. The gardens feature a diverse range of elements, including a graveled outside seating area with a built-in pizza oven, a well-maintained lawn, planting beds and a vegetable patch. To the rear of the garden, there is a small pond. A large garage has doors on either side and is a great space for storage or use as a workshop. There is ample space for parking.





Situation

Wimberry House is situated in the rural village of Clunton. The property feels incredibly private as it is set back from the road and is surrounded by high hedging yet still has views due to the surrounding hills of the Clun Valley.

A short drive away is the historic and pretty riverside town of Clun, which offers all of the day-to-day amenities required including a village store, a post office, cafes, a hardware store and two public houses. There is also a particularly good primary school in the town. Clun has been suggested as one of the most tranquil locations in England and sits within the Shropshire Hills Area of Outstanding Natural Beauty.

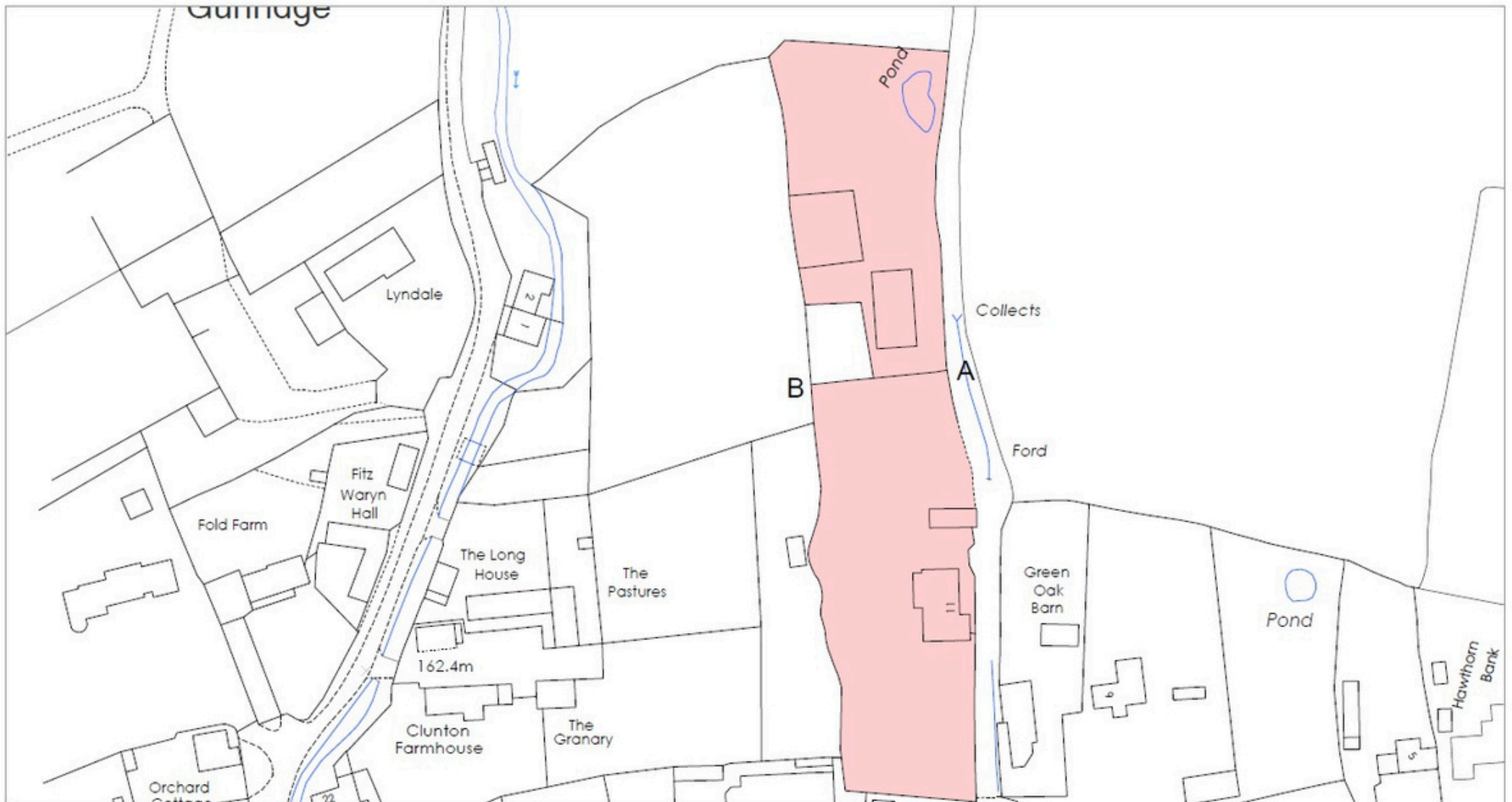
There are various walking and riding routes in the nearby countryside and sporting opportunities with Ludlow Racecourse and Golf Course.

Just further afield are Bishops Castle, Craven Arms and Ludlow, all offering further amenities with train stations at Craven Arms and Ludlow. There is further schooling in the nearby towns and for the private sector, Bedstone College, Moor Park and Lucton School can all be easily reached.

Rights of Way

Please note that there is a permissive right of access from points A to point B for a limited number of people for burial ground maintenance. Further details are available from the agents.





Wimberry House



Total Area (0.60 ha / 1.48 ac)

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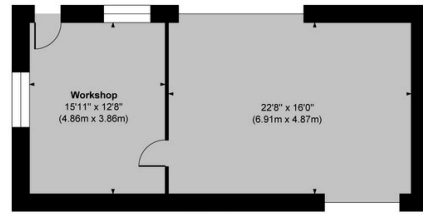
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MARK WIGGIN
ESTATE AGENTS

Wimberry House, 12 Clunton, Craven Arms, SY7 0HP



Outbuilding
Approximate Floor Area
569 sq. ft
(52.93 sq. m)



Ground Floor
Approximate Floor Area
1592 sq. ft
(147.92 sq. m)

First Floor
Approximate Floor Area
1393 sq. ft
(128.46 sq. m)

Approx. Gross Internal Floor Area
Main House = 2975 sq. ft / 276.48 sq. m
Outbuilding = 569 sq. ft / 52.93 sq. m

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 The position & size of doors, windows, appliances and other features are approximate only.
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Directions: From Clun, head east on High Street Road towards Craven Arms. Follow the B4368 for 2.3 miles then turn left down the single-track drive and the property will be at the end on your left.

What3words- ///shots.merely.galaxies

Local Authority: Shropshire Council.

Services: Mains electric and water. Septic tank. Oil central heating and LPG gas. Full Fibre Broadband.

Council Tax: Band F

Wayleaves, easements and rights of way:
 The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. You should not rely on statements by Mark Wiggin Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Mark Wiggin Estate Agents does not have authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Areas, measurements and distances given are approximate only. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Particulars dated March 2024. Photographs dated March 2024. Mark Wiggin Estate Agents is a trading name of WONO Limited registered in England and Wales, company number 1311393. Registered office: Downton Hall, Ludlow, Shropshire, SY8 3DX