



Ship House, Ford Street  
Clun, SY7 8LD

Price  
£580,000

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# Ship House, Ford Street

## Clun

A truly charming Grade II Listed four / five bedroom character detached house, which has been tastefully restored by the current owners, in the beautiful countryside setting of Clun. The property boasts a private garden, off road parking and separate downstairs living accommodation, benefitting from village amenities, making it A REAL MUST SEE!!!

- Beautifully restored and extended
- 4/5 Bedroom house
- Grade II Listed
- Parking and garden
- Village location

### Directions

From Ludlow take the A49 north, as you enter Craven Arms turn left at the mini roundabout on the B4368 to Clun. As you arrive in the village of Clun, the property will be found on the right hand side .





## Introduction

Originally a pub and hotel, this very pretty Grade II listed property, has been beautifully renovated and restored by the current owner creating a unique blend of retained original features and modern, warm, comfortable living. The property is atypical to many properties of this period in that it benefits from ample storage space, good ceiling heights and is very light. It's extremely versatile in its layout, but currently is arranged as four double bedrooms and attic study room, upstairs family bathroom, two lounges and a dining hall, bespoke kitchen, breakfast room/family room, study, utility, shower room, which could be made into an annexe for a relative or used as separate business accommodation.

## Property Description

You enter the property and immediately are greeted by the stunning dining hall, which has been decorated to create an amazingly atmospheric room, with original flagstone flooring and a large inglenook, with ships beam over, and wood burning stove, painted beams, a tongue and grooved divider makes an intimate hallway leading to a large cellar, lounge and kitchen. The largely dry cellar has electricity and STLPC could be tanked to ever expand the versatility of this house. The kitchen is located on the right of the hallway and has been extended to give an oak conservatory style end, which offers a feeling of light and space, there is a bespoke kitchen, with door to the garden, has a range of floor units with rounded corner cupboards, granite worktops, a turquoise AIMS Aga, Siemens integrated oven and hotplate, integrated dishwasher, and large pantry style full height cupboard unit housing the double Maytag fridge freezer, the kitchen's flagstone flooring opens into a front aspect family room, with oak flooring, window seat, and small fireplace with stone surround. The kitchen has a door, passing through a small driveway hallway into what is currently the owners office, with a glazed stable doors, and a guest cloakroom and utility off, which could be bedroom 5 or converted into a granny annexe. The formal lounge is a large and bright double aspect room with original wide timbered flooring and wood burning Clearview stove in a stone surround, beamed ceiling with a real Jane Austen feel a superb room to entertain.

The stairs lead up the first floor where there is a large lounge with open fireplace, beautiful beamed ceiling again offering a double aspect. This family lounge has doors to all four bedrooms and is a great space with many opportunities as either an upstairs study, artists studio, library, or STLPC a further bedroom. The master bedroom with oak Juliette balcony and stairs leading to the garden has both beamed walls and ceiling has enough space to create an ensuite, the family bathroom is next door, bedroom two is a further double and bedrooms three and four could both take small double beds, Bedroom three is a room that teenagers will fight over as there is a set of steps leading to an attic room, which could be a private study or amazing rumpus room, watch your family fight over this bedroom!!

## Garden and parking

Having an extensive patio surround the garden to Ship House is partially walled, mainly laid to lawn with raised decked area to catch the evening sun with mature trees and shrubs, roof top views, shed, and a driveway for parking.

## Services

Council tax Band

The property's oilfired central heating is generated by the new green' external Worcester combi boiler

Unmetered water supply on a shared mains feed.

Phase 3 power supply

High speed broadband

## Location

Clun is a popular vibrant (very small) town community nestled on the English/Welsh border in a designated area of outstanding natural beauty in the Shropshire Hills. Clun is divided in two by the 15th century Packhorse Bridge, which crosses over the Clun river and also has the remains of a Norman castle. Clun has a range of services to include a convenience store, two coffee shops, OFSTED good primary school, surgery, post office, community centre with a long established toddler's club, children's playground, two pubs and a garage. There are comprehensive sporting facilities within easy reach at both Bishop's Castle and Ludlow and plentiful thriving clubs and associations.

From Clun there is easy access to the train stations of Ludlow and Craven Arms from which access to Cardiff, London, Birmingham and Manchester is possible. There are a range of excellent day, flexi- and full boarding preparatory and public schools all within easy reach.

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