



SAMUEL WOOD

I School Lane, Clungunford, Craven Arms, SY7 0QE  
Offers In The Region Of £415,000



# I School Lane

Clungunford, Craven Arms, SY7 0QE



- Detached Bungalow
- Attractive Landscaped Gardens
- Attached Garage
- Driveway Parking & Carport
- Good Size Living Space
- Village Location
- Garden Workshop
- Beautifully Presented

I School Lane is a charming bungalow that offers a comfortable and inviting living space. Situated in the picturesque village of Clungunford, this property boasts a peaceful and serene environment, with the larger town of Craven Arms just over 4 miles away. Craven Arms offers amenities including a primary school, community centre, gym, church, public houses, large supermarket, post office, medical practice, petrol stations and popular local shops including cafes and a hair salon.

The bungalow features a practical layout, providing easy accessibility and convenience. It comprises a spacious living room, perfect for relaxing or entertaining guests. The room is light and airy with large windows that allow lots of natural light to filter through. Surrounded by open countryside and rolling hills, experience the tranquility of village life while still having convenient access to amenities. This delightful bungalow presents a fantastic opportunity for those seeking a peaceful and comfortable home in a picturesque village setting, viewing is essential to fully appreciate this property, EPC E



The property boasts spacious accommodation, briefly comprising of well-proportioned rooms including Reception Porch, Hallway, Kitchen / Diner, Lounge, Shower Room, Two Bedrooms, Conservatory and Cloakroom / W.C. Described in more detail as follows:

## Entrance 8'7" x 5'6" (2.64 x 1.68)

When you step through the double glazed uPVC front door, you are welcomed into the property via a spacious reception porch. Having windows with opaque glass, decorative tiled flooring, ceiling coving and centre ceiling light. A door with window to side leads into

## Hallway 19'3" x 6'7" (5.89 x 2.03)

A good sized hallway with useful storage cupboards and access to all main rooms and garage. Doors lead off to

## Lounge 23'2" x 15'2" (7.07 x 4.64)

The generous living room provides a perfect space for relaxation, with French doors leading to the rear patio and garden enjoying views of the surrounding countryside. The lounge is filled with natural light, from a window to front aspect and the doors to rear patio creating a warm and inviting atmosphere. Having ceiling coving, centre ceiling light, fitted carpet and feature fireplace.



### **Kitchen / Diner 12'11" x 11'1" (3.96 x 3.40)**

The kitchen is well-appointed, featuring modern appliances and ample space for table and chairs. Having a range of base units, wall units and drawers with heat resistant work surfaces inset 1.5 bowl sink unit with mixer filler, ceramic electric hob with extractor unit above, built-in Hotpoint oven, planned space and plumbing for dish washer and space for fridge / freezer. With ceiling downlights, tiled walls and flooring and an internal door with opaque glass to

### **Conservatory 14'4" x 8'9" (4.38 x 2.68)**

Large windows and double doors brings an abundance of natural light to the good sized conservatory. Leading out onto the patio area, this is a perfect space to appreciate the breathtaking views of the garden and surrounding Shropshire hills, or entertain friends or family. A door with opaque glass leads into

### **Cloakroom W.C. 8'0" x 5'5" (2.45 x 1.66)**

Having a suite in white comprising of wash hand basin and W.C. An opaque window overlooks the conservatory with the Worcester oil-fired boiler also housed here.

### **Shower Room 7'7" x 5'10" (2.33 x 1.79)**

A contemporary shower room with a suite in white comprising of a double shower enclosure with shower fitted, W.C. and vanity unit with cupboards inset wash hand basin. Having tiled flooring, tiled walls, heated towel rail, ceiling downlights, extractor unit and window with opaque glass to conservatory.

### **Bedroom 1 12'11" x 12'0" (3.94 x 3.68)**

The principle bedroom benefits from a bow window bringing lots of light into the room, with built-in wardrobe, centre ceiling light and fitted carpet.

### **Bedroom 2 12'11" x 9'5" (3.95 x 2.88)**

A good sized room with bow window to front aspect, built-in wardrobe, centre ceiling light and fitted carpet.

### **Garage 17'10" x 8'0" (5.44 x 2.46)**

A door from the hall leads into the garage, benefitting from a utility area with space and plumbing for washing machine and space for further appliances. With lighting, power and up-and-over door to front driveway.

### **Outside**

The property benefits from a beautifully landscaped and enclosed garden to the rear, providing a serene oasis for relaxation and outdoor activities. The well-maintained grounds offer a variety of plants, shrubs, a manicured lawn and established vegetable patch making it an ideal space for gardening enthusiasts. The stunning view provides the perfect backdrop to this delightful bungalow, the garden workshop offers further workspace or storage. The front garden is largely laid to lawn, with sloping banks, panel fencing and hedge borders with Tarmac driveway providing ample parking for several vehicles.

### **Services connected to the property**

We understand mains water, drainage, electricity and oil are connected. Telephone and broadband to BT regulations, estimated broadband speeds are standard 8Mbps, superfast 80Mbps. Windows and doors are double glazed.





### Local Authority

Shropshire Council,  
The Shirehall,  
Abbey Foregate,  
Shrewsbury,  
SY2 6ND

Tel 0345 6789000

### Council Tax

Band: E

### Tenure

We understand that the tenure is Freehold.

### Viewings

Contact Craven Arms Office on: 01588 672728 Email: [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk)

### Out of Hours Enquiries

Please phone Andy Price on: 07942 186235 Email: [andy@samuelwood.co.uk](mailto:andy@samuelwood.co.uk)

### Mortgage Services

We offer no obligation mortgage and financial services through Hilltop Mortgages Solutions, please ask a member of our team for further details.

### Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services, we may receive fees from them as declared in our Referral Fees Disclosure Form.



### Directions

From Craven Arms take the Clun Road (B4368) for approximately 1.5 miles, then take the B4367 as signposted for Clungunford. As you enter Clungunford take the left turning onto School Lane, the property will be on your left hand side.







## Floor Plans



**Floor Plan**

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND

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