

Mill Lane Cottage, Newcastle on Clun, Shropshire, SY7 8QL

Offers in the region of £360,000

McCartneys Property

A well-presented detached cottage, offering spacious accommodation arranged over two floors. The property has been thoughtfully maintained and updated, while still providing scope for further personalisation. Set within attractive gardens with ample off-road parking, the cottage enjoys pleasant rural views and a peaceful village setting, and will appeal to families, home-workers and those seeking a countryside lifestyle. EPC 'D'.

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Mill Lane Cottage is situated in the small rural village of Newcastle, surrounded by attractive rolling countryside close to the Shropshire–Powys border. The village is the western most village in the Clun Valley, north of Ludlow and west of Craven Arms and enjoys a strong community feel and is well placed for those seeking a peaceful rural setting. The village benefits from a primary school, church, community hall and pub with the intention of a community run shop inside. Offa's Dyke Path runs close by, and is visible from the cottage, providing excellent access to walking and trails directly from the doorstep along with other nearby footpaths and bridleways such as Bury Ditches, a Scheduled Monument renowned for its far reaching views. The property is well placed for nearby centres including Clun, Craven Arms, Ludlow and Newtown, all offering a range of everyday amenities and services including a doctor's surgery and SPAR shop in Clun. The wider area falls within the Shropshire Hills Area of Outstanding Natural Beauty, renowned for its unspoilt landscape and rural appeal.





Walk Inside

A porch with the front door opens into the entrance hallway, finished with slate tiled flooring, radiator and a useful storage cupboard, with stairs rising to the first floor.

From the hallway, the living room is a bright and welcoming space with windows to the front elevation allowing good natural light. A large brick fireplace with a modern log-burning stove, set on a brick hearth with an exposed timber beam above, provides a clear focal point to the room. An additional room currently used as an office or children's playroom offers flexible living space and benefits from front and side-facing windows, a roof light and laminate flooring.

The kitchen is fitted with a range of wall and base units with work surfaces and a tiled splashback, with a stainless-steel sink and drainer positioned beneath a rear-facing window. The room is of sufficient size to accommodate a dining table, as shown on the floorplan, and provides space for appliances, with access through to the utility room and dining room. The adjoining utility room offers a large and practical additional storage space and incorporates a sink and drainer, space for a washing machine and fridge/freezer and a WC with small wash hand basin. The room benefits from a glazed door opening directly to the garden and a large window enjoying views over the garden and surrounding countryside.

Completing the ground floor accommodation, the dining room is positioned to the rear of the property and is a generous room with patio doors opening directly onto the garden where you can catch the morning sun. The space is currently arranged as a further sitting area; however, it comfortably accommodates a large dining table and chairs, making it well suited for formal dining or family meals.









Walk Upstairs

Carpeted stairs rise from the hallway to the first-floor landing, which is naturally lit by a side-facing window and provides access to the loft space. The landing also benefits from a radiator and a useful built-in storage cupboard.

The main bedroom is a well-proportioned double room positioned to the rear of the property, enjoying views over the garden and surrounding countryside, and benefits from an en-suite bathroom fitted with a bath with shower over, wash hand basin, WC, storage and a frosted rear-facing window. A second bedroom provides another comfortable double room located to the front of the property, while the third bedroom offers a single room suitable for a child's bedroom, guest room or home office.

The family bathroom is fitted with a white suite comprising a large shower, wash hand basin and WC. The room is finished with tiled flooring, a north-facing frosted window providing natural light and ventilation, as well as a heated towel rail.









Walk Outside

The property is approached by block paving leading to a gated gravel driveway providing ample off-road parking, with the detached cottage set back and framed by established boundaries, creating an attractive and welcoming approach.

To the rear, is a sheltered patio area along with the garden which is laid predominantly to lawn with areas of gravelled and paved seating, offering a practical and low-maintenance outdoor space. The garden is enclosed by mature hedging and enjoys a good degree of privacy, with pleasant open views across the surrounding countryside. There's also a second patio area which enjoys the evening sun.

The garden provides scope for further landscaping or personalisation and is well suited for outdoor entertaining or quiet enjoyment of the rural setting.



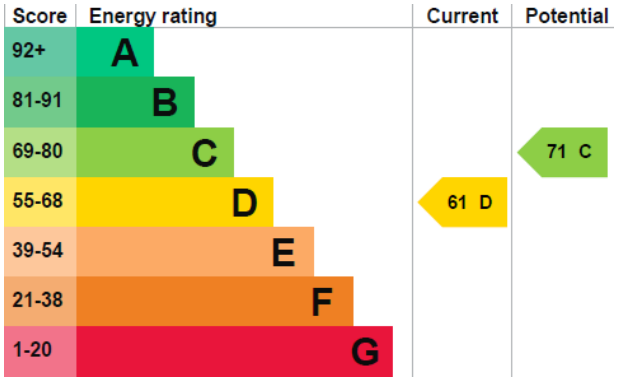


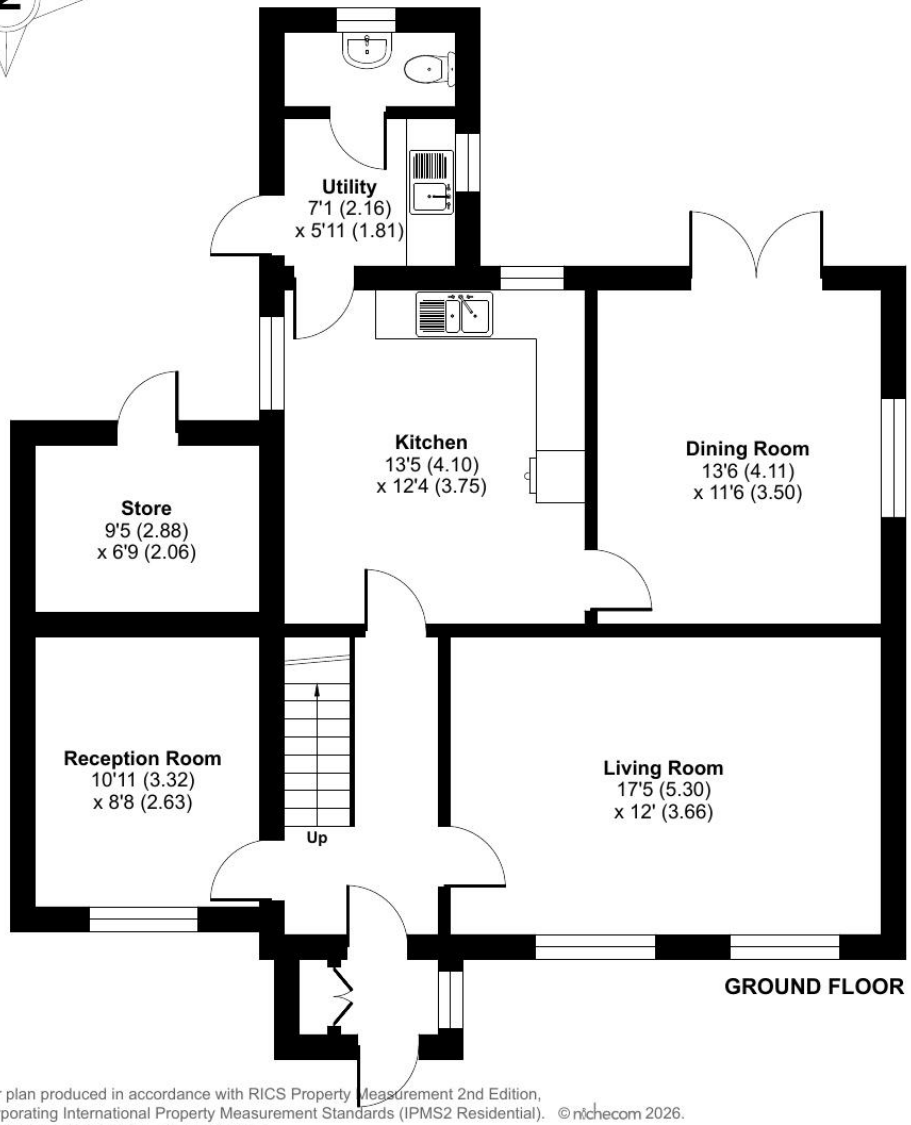




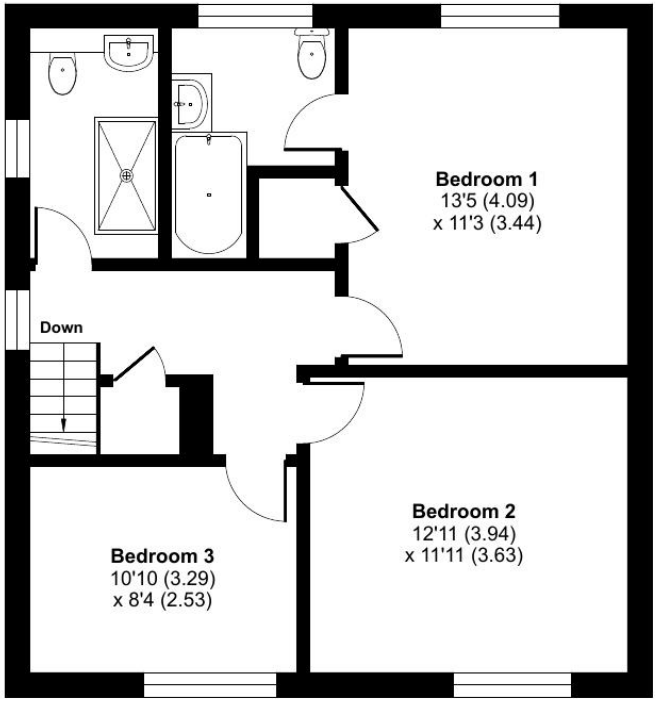
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GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for McCartneys. REF: 1401258

General

SERVICES: We are informed that the property is connected to Mains Electricity, Water, and Drainage.

HEATING: Oil fired central heating, together with a log burning stove.

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX: Band D

TENURE: We are informed that the property is of freehold Tenure.

MOBILE & INTERNET COVERAGE: Please refer to Ofcom by using the following link: www.checker.ofcom.org.uk

COVENANTS: None.

VIEWING: By appointment through selling agents – McCartneys LLP: 01584 872153 Opening Hours: Mon–Fri: 9:00 am - 5:00 pm - Saturdays 9am to 12 noon.

Directions: From Craven Arms take the B4368 towards Clun and continue for approximately 8.7 miles. Turn left onto Bridge Street (A488) and continue to follow the A488 before turning right onto the B4368. After approximately 3.6 miles, turn right onto Mill Road, where Mill Lane will be found off Mill Road to the right, with the property located just on the left-hand side.

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Details Last Updated: Friday, 22 May 2026

NOTE TO BUYERS: AML checks will be undertaken for successful buyers and there is a nominal fee per person payable.

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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