

Barn 1 Greete  
Ludlow, Shropshire



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& Parker

Land and property. Since 1885.

## A wonderful three bedroom newly converted barn located in the heart of the beautiful South Shropshire countryside

This imaginative Class Q conversion by renowned developers Cathedral Homes, has been thoughtfully designed and is beautifully presented, ideal for today's modern living. The property has accommodation over two floors and benefits from modern fixtures and fittings including zoned underfloor heating to the ground floor, air source heating, chrome electric fittings and stylish kitchen and bathroom.

Approached by an impressive central atrium, a glazed front door leads to the entrance hall, which has an attractive staircase with black metal balustrades, luxury vinyl flooring and two handy storage cupboards, doors lead to the kitchen/sitting/dining room and utility/cloakroom with quartz work surfaces, cupboards under and additional appliance space.

The stylish double aspect kitchen/sitting room with luxury vinyl flooring offers wall and floor units with quartz work surfaces; modern appliances include Bosch induction hob with extractor above, oven, dishwasher and CDA upright fridge freezer. Sliding doors which have country views give access to the rear garden. The first floor landing gives access to the three good sized bedrooms all of which boast far reaching country views, there is a family bathroom, which consists of bath, wash hand basin with drawer under, heated towel rail, LED mirror, tiled floor and vaulted ceiling.

The rear garden is mainly laid to lawn and is enclosed by fencing; there is also a generous patio, outside courtesy light and a gate giving rear access. The Mitsubishi Air Source Heat Pump is positioned to the rear of the barn. The property also benefits from two allocated parking spaces.

In addition the barn has shared access to over 2.5 acres of stunning communal parkland, enjoying far-reaching views towards Clee Hill and the surrounding countryside.



The pretty hamlet of Greete is surrounded by some of the most stunning English countryside so there are several fabulous walks on the doorstep.

The historic towns of Ludlow and Tenbury Wells are nearby and within these characterful town centres there are an abundance of excellent independent shops and cafes as well as supermarkets. Ludlow itself is renowned for its great food and drink with several excellent restaurants and pubs, every year the town plays host to a plethora of music and food festivals, normally held in and around the grounds of the breath-taking Ludlow Castle

There are several well-regarded schools in the area, including the independent Moor Park School and Lucton School. Ludlow train station is on the main Manchester to Cardiff line and offers good connecting links north to Shrewsbury and Crewe and south to Hereford, for frequent air travellers Birmingham International is accessible.

Postcode region: SY8

### General

Local Authority: Shropshire Council

Services: Air source heating, mains water and electric, private water treatment that we understand complies with current regulations.

Council Tax: Unallocated

EPC Rating: TBC (commissioned)

Warranty: ICW - 10 years

**Agents Notes:** There will be a management charge per dwelling to contribute to the communal areas, please consult with your solicitor for verification.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not. Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Please note, the internal images are of barn 4

1,027 sq ft (95 sq m)

1 reception room

3 bedrooms

1 bathroom

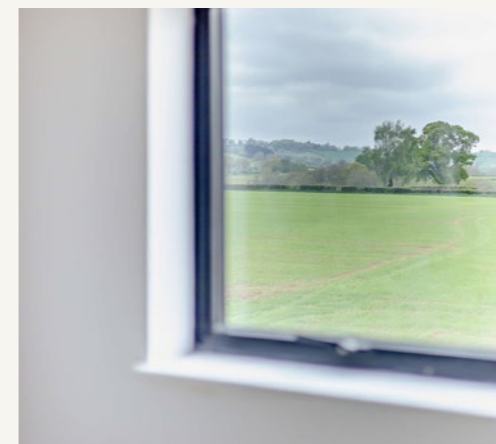
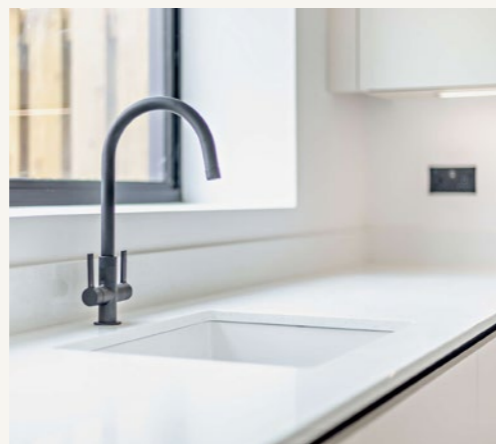
Garden

Parking

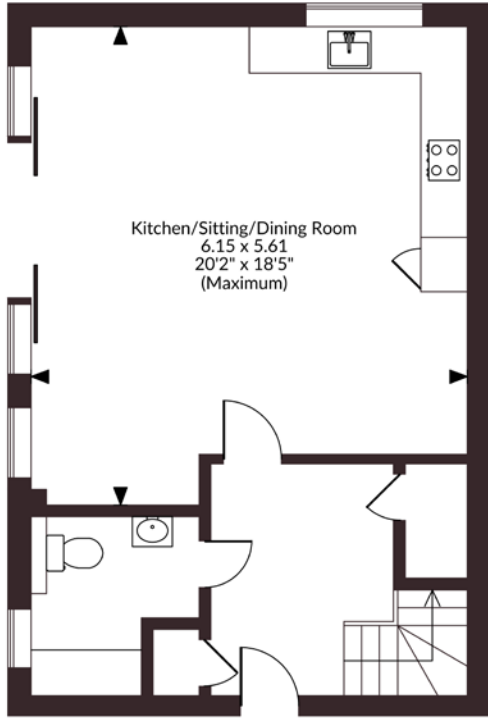
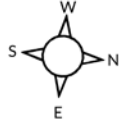
Parkland

Freehold | Rural location

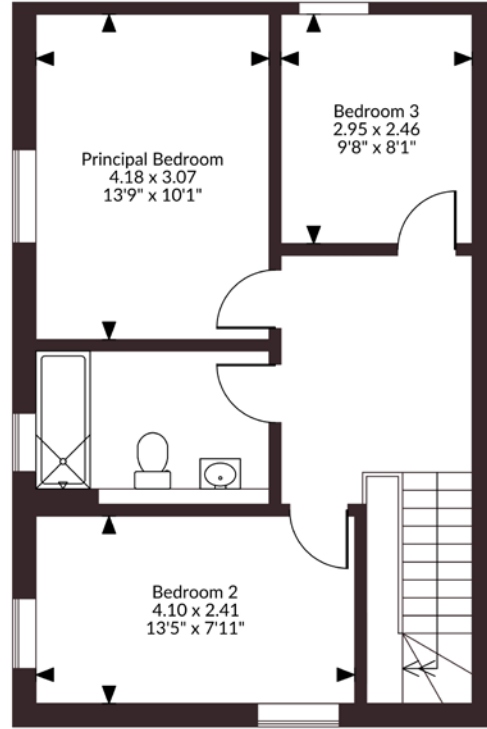
Guide price £350,000



Barn 1, Greete  
Internal area 1,027 sq ft (95 sq m)



Ground Floor



First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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