

Barn 5 Greete  
Ludlow, Shropshire



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## A deceptively spacious four 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, bathroom and ensuites.

Approached by an impressive central atrium, a glazed front door leads to the galleried entrance hall, which has an attractive staircase with black metal balustrades and luxury vinyl flooring, doors lead to the kitchen/sitting/dining room, utility room, study/office and ground floor bedroom.

The stylish double aspect kitchen/sitting/dining 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 give access to the rear garden and patio, ideal for entertaining and alfresco dining.

There is a bedroom on the ground floor which benefits from its own en suite with walk-in shower, with rainfall shower head, wash hand basin with drawer under, tiled floor, heated towel rail and LED mirror

The first floor galleried landing with handy storage cupboard gives access to three airy bedrooms all of which boast far reaching country views, there is also a snug and family bathroom which consists of bath, wash hand basin with drawer under, heated towel rail and LED mirror. The principal bedroom has a dressing room and en suite consisting of walk-in shower with rainfall shower head, wash hand basin with drawer under, tiled floor, heated towel rail and LED mirror.



The rear garden is mainly laid to lawn and is enclosed by fencing; there is also a generous patio, outside courtesy light, power point 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 Cleve Hill and the surrounding countryside.

### Location

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

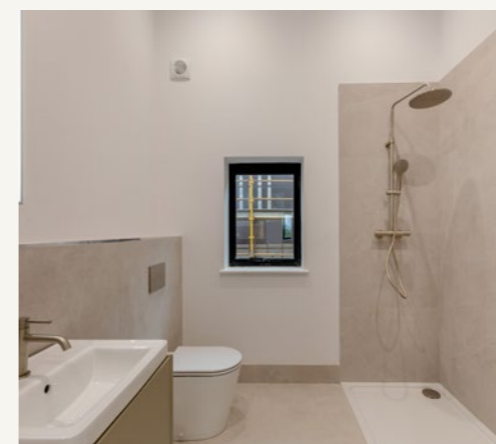
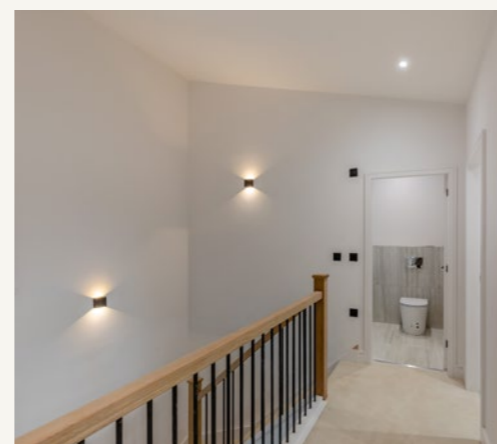
### General

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.

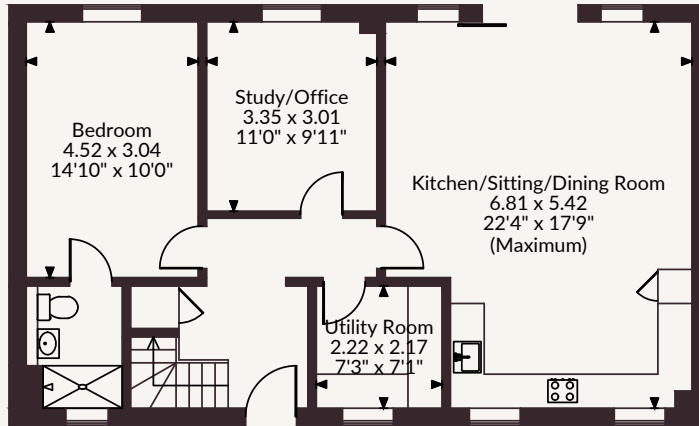
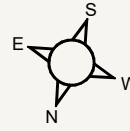
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



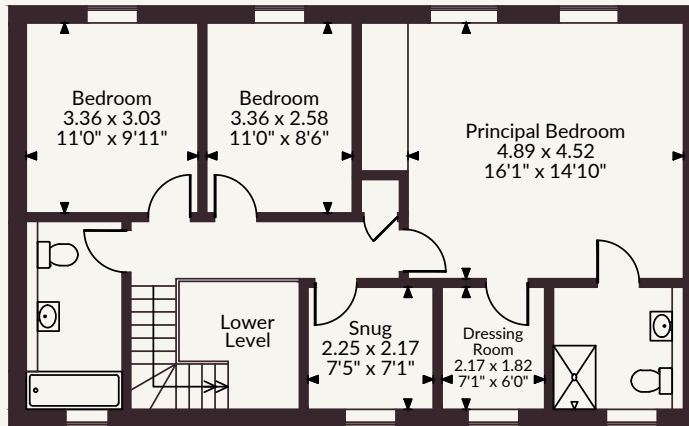
**1,656 sq ft (154 sq m)**  
**3 reception rooms**  
**4 bedrooms**  
**3 bathrooms**  
**Garden**  
**Parking**  
**Parkland**  
**Freehold | Rural location**

**Guide price £595,000**

Barn 5, Greete  
Internal area 1,656 sq ft (154 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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## Strutt & Parker, West Midlands New Homes

Theatre Royal, 14 Shoplatch, Shrewsbury, SY1 1HR

01743 284200 | westmidlandsnewhomes@struttandparker.com



@struttandparker struttandparker.com

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