The Granary
Greete, Ludlow, Shropshire

Strutt & Parker

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An impressive, newly converted three bedroom barn occupying an enviable position with lovely country views, located in a favoured Shropshire hamlet

This wonderful Grade II listed barn has been thoughtfully designed and is beautifully presented, ideal for today's modern living. The property, which has accommodation over two floors, benefits from modern fixtures and fittings including zoned underfloor heating to the ground floor, air source heating, chrome fittings and stylish kitchen, bathroom and en suite.

The welcoming entrance with tiled floor leads to the ground floor bedroom and sitting room; an attractive staircase leads to the first floor. The double aspect sitting room has a tiled floor and a door giving rear access, the sitting room also opens into the impressive vaulted kitchen/dining room and consists of wall and floor units with quartz worksurfaces and separate island which incorporates a Bora induction hob with integrated extractor, breakfast bar and drawer units. The modern appliances include two Bosch ovens, CDA fridge freezer and Bosch dishwasher. Two sets of sliding doors lead to the garden which enjoys far-reaching country views which makes this a wonderful light and airy room. The neighbouring utility room has tiled flooring, quartz worksurfaces with cupboards under, additional fitted floor to ceiling cupboards with shelving, AEG washing machine and tumble dryer. The ground floor bedroom has its own en suite which consists of walk-in shower with rainfall shower head, heated towel rail and tiled flooring.

The first floor landing gives access to two further bedrooms and family bathroom all of which have vaulted ceilings. The principal bedroom, with eye-catching cruck-style exposed timbers, has a fitted dressing table with drawers and matching wardrobes, three velux windows, and a feature rear aspect window providing this room with plenty of light. The stylish family bathroom consists of a bath with rainfall shower head, heated towel rail and tiled flooring.

1,605 sq ft (149 sq m)
2 reception rooms
3 bedrooms
2 bathrooms
Garden with views
Outbuilding & covered parking
Freehold
Rural location

Guide price £575,000

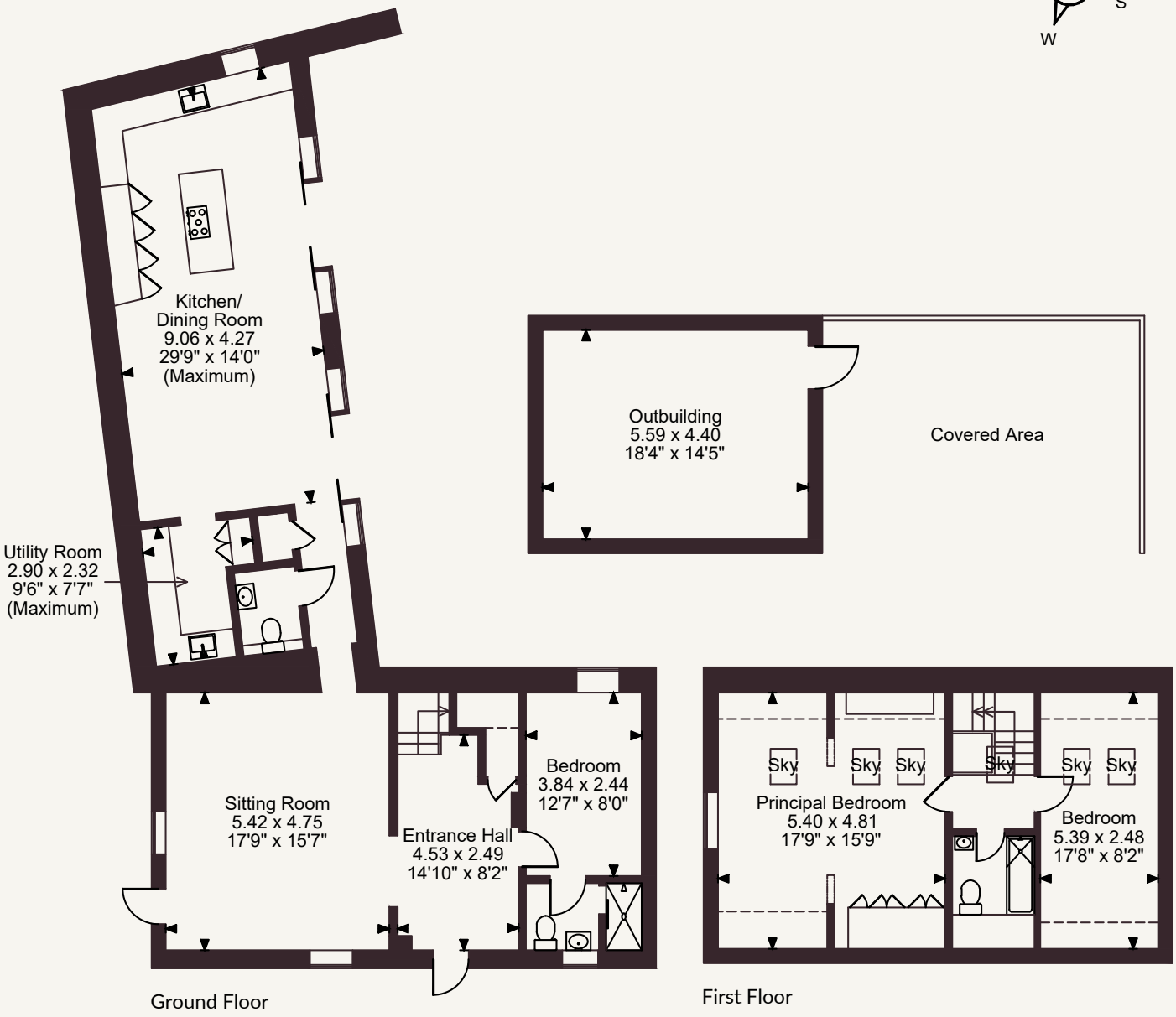
The garden has wonderful far-reaching country views and is mainly laid to lawn. There is a generous paved patio with courtesy lights leading from the kitchen/dining room making it an ideal space for entertaining and alfresco dining - a gate gives access. There is a generous outbuilding with vaulted ceiling, power, light and water, which benefits from a covered parking area for two cars; additional brick block paving to the side of the barn provides additional parking.

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 complies with current regulations.
Council Tax: Unallocated
EPC Rating: D
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/

Main House internal area 1,605 sq ft (149 sq m)
Outbuilding internal area 265 sq ft (25 sq m)
Total internal area 1,870 sq ft (174 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height

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