












# The Lambing Shed

Guilden Down, Clun, Shropshire



A detached single-storey two bedroom barn conversion with garden office/hobby room with stunning views.

A highly energy-efficient stone-built barn forming part of an exclusive development and featuring elegant neutral décor and quality fixtures and fittings throughout. It is in a rural hamlet, within easy reach of local market town amenities, the road network and major regional centres in both England and Wales.

 <b>1 RECEPTION ROOMS</b>	 <b>2 BEDROOMS</b>	 <b>2 BATHROOMS</b>
 <b>DOUBLE CARPORT OFFICE</b>	 <b>GARDEN EXTRA LAND AVAILABLE</b>	 <b>FREEHOLD</b>
 <b>RURAL</b>	 <b>940 SQ FT</b>	 <b>GUIDE PRICE £550,000</b>



The property

Forming part of an exclusive architect-designed development converted from the outbuildings of a working farm, The Lambing Shed is a detached stone-built and part-cedar boarded barn conversion offering light-filled, highly energy-efficient accommodation. Designed to maximise the stunning rural views, the property is configured to offer an elegant and practical living and entertaining environment. It features double-height vaulted ceilings, exposed A frame beams, wooden flooring with underfloor heating, solid wooden doors with cast iron hardware, elegant neutral décor and quality fixtures and fittings including contemporary sanitaryware throughout.

The accommodation briefly comprises a generous triple aspect sitting room, kitchen, and dining room. Configurable to the purchaser's own requirements, it features a modern freestanding woodburning stove and full-height glazing to two aspects, to one of the aspects incorporating French doors to the terrace.

The kitchen provides a range of contemporary, high-gloss wall and base units, complementary granite work surfaces and splashbacks and modern integrated Bosch and Neff appliances.

An inner hall opening off the sitting/kitchen/dining room offers useful storage. It gives access to the bedroom wing, which provides a rear aspect principal bedroom with fitted storage and an en suite shower room, one further dual aspect double bedroom, also with fitted storage, and a family bathroom with a bath with shower over.





## Outside

Having plenty of visual appeal, the property sits behind an angled stone wall adorned with an original feeding rack. It is approached through six-bar pedestrian and vehicular gates over a gravelled driveway and forecourt, providing private parking and giving access to a detached weatherboarded and timber-framed outbuilding set opposite the property. This provides a garden office/hobby room with tiled flooring, a fitted utility room, also with tiled flooring, a shower room, inter-connecting plant room and an adjacent double carport with electric charging point. The well-maintained enclosed wraparound garden is laid mainly to lawn bordered by shrub beds. There is a gate that accesses the extra land which is stock-fenced pastureland, this is available by separate negotiation. A generous wraparound paved terrace accessible from the sitting/kitchen/dining room, is ideal for entertaining and al fresco dining, the whole enjoying stunning, far-reaching views over surrounding rolling countryside.

## Location

Guilden Down is a rural hamlet and working farm in the Shropshire Hills National Landscape. The nearby town of Clun offers local facilities including independent shopping, butchers, antique stores, pubs, tearooms, a convenience store with Post Office, GP surgery and primary school. More comprehensive amenities can be found in the historic market town of Bishops Castle and in the larger centres of Ludlow and Shrewsbury. The property is ideally situated for the outdoor enthusiast, with a wealth of excellent walks on the doorstep, several local golf clubs and racing at both Ludlow and Hereford. Transportation links are good: Hopton Heath station (7.6 miles) links to major regional centres and London, and the A49 links Shrewsbury in the north to Hereford in the south and gives access to the M54 and motorway network.



## Distances

- Clun 1.5 miles
- Bishops Castle 6 miles
- Knighton 9 miles
- Ludlow 20 miles
- Newton 26 miles

## Nearby Stations

- Craven Arms
- Hopton Heath
- Broome
- Ludlow

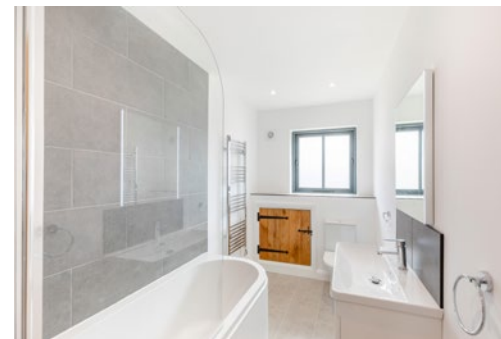
## Key Locations

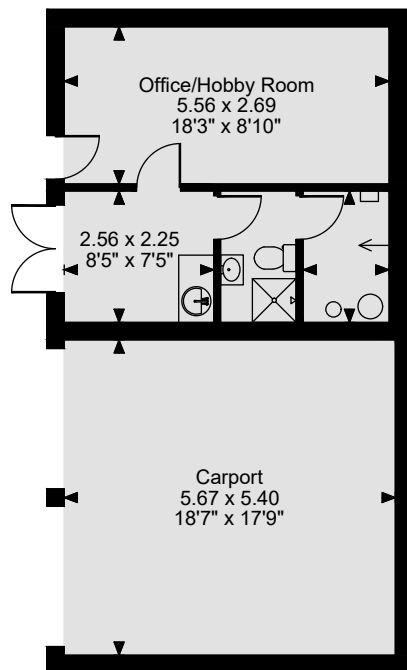
- Stokesay Castle
- Ludlow Castle
- Acton Scott Historia Working Farm
- Offa's Dyke Path
- Mortimer Forest
- Shrewsbury Castle and Museum

- Bury Ditches Hill Fort
- Clun Castle

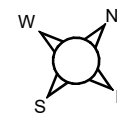
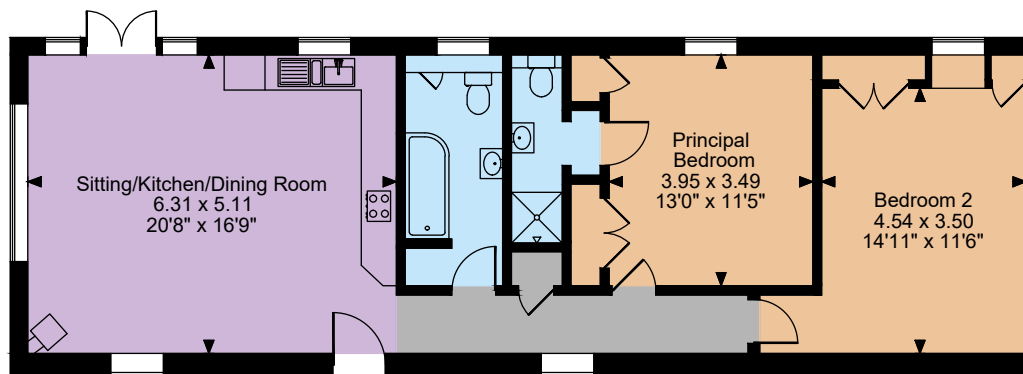
## Nearby Schools

- Lucton School
- Hereford Cathedral School
- Concord College
- Clunbury Primary School
- Stokesay Primary School
- Clun Primary School
- Bishops Castle Secondary School
- Wigmore Secondary School





Plant Room  
2.25 x 1.47  
7'5" x 4'10"



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

House internal area 940 sq ft (87 sq m)

Garage internal area 330 sq ft (31 sq m)

Outbuilding internal area 303 sq ft (28 sq m)

For identification purposes only.

## Directions

Post Code

SY7 8NZ

what3words: ///attends.flocking.awaiting

## General

**Local Authority:** Shropshire Council

**Services:** Mains electricity, private water from a borehole £350 per annum, private drainage treatment plant £200 per annum, underfloor heating, air source heat pump. Solar panels on the garage roof.

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

**Council Tax:** TBC

**EPC Rating:** A

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. Other items may be available by separate negotiation.

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

**Restrictions:** No caravans, boats or commercial vehicles, maximum fence height without planning 1.8m, holiday letting not permitted, no business shall be run from the property.

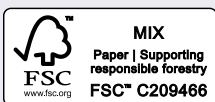
## Shropshire and Mid Wales

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