



The Hay Barn, Guilden Down, Clun, Shropshire

For the finer things in property.



BNP PARIBAS GROUP 

The Hay Barn, Guilpen Down, Clun, Shropshire SY7 8NZ

An exclusive small development of architecturally designed converted barns.

Clun 1 miles, Bishops Castle 6 miles, Ludlow 18 miles, Shrewsbury 26 miles.

Entrance hall/sitting room | Kitchen/Dining room | 3 Double bedrooms | 3 Bathrooms
Double carport | 2 Single garages | Garden
EPC rating C | Option to buy extra land

The property

The Hay Barn is a perfect example of 'old meets new', they have married the two perfectly here. With underfloor heating and oak flooring throughout the downstairs, huge picture windows to enjoy the views across the fields and beyond, it really makes the most of the space and the stunning views. A large welcoming entrance hall which could lend itself to both a dining area or another living space, with vaulted ceiling exposing the timbers, along with a modern log burner. The sitting/dining/kitchen room is easily divided into separate areas with plenty of space. A log burner adds a cosy feel to it all. A large glass door gives access to the garden and terrace which flows around the property. The kitchen has granite work surfaces, built in appliances and plenty of storage with wall and base units. A generous tiled utility adjoins the kitchen and offers ample room for wellies, coats and washing and drying machines. The principal bedroom is located on the ground floor with a stylish, contemporary en suite bathroom, built in wardrobes and exposed beams.

The first staircase up to the minstrel gallery leads to bedroom two, with vaulted ceiling and exposed beams. There is plenty of eaves storage along with an en suite shower room. The second staircase leads to the third double bedroom with its own en suite, all bathrooms are contemporary and modern.

Outside

The Hay Barn is entered through private gates onto the large, gravelled area which leads to the garage block, two single garages and an open double carport which offers various uses. The garden is laid mainly to lawn with a few newly planted trees.

There is the option to buy extra land, of approximately 1/2 acre.

Location

Guilpen Down is a tiny rural hamlet and working farm set amidst the Shropshire Hills Area of Outstanding Natural Beauty just one mile from the pretty town of Clun. Research by the Campaign for the Protection of Rural England suggests that Clun is one of the most tranquil locations in England. The town has a good range of local facilities including a primary school, doctors surgery, pubs, tea rooms and a post office. It is a destination for tourists wishing to explore the Welsh Marches and beyond. More comprehensive facilities can be found at the Market Towns of Bishops Castle, 6 miles and historic Ludlow 18 miles.





The Hay Barn

- Lot Key**
- 1 Lot 1 (0.10 ha / 0.24 ac)
 - 2 Lot 2 (0.21 ha / 0.53 ac)

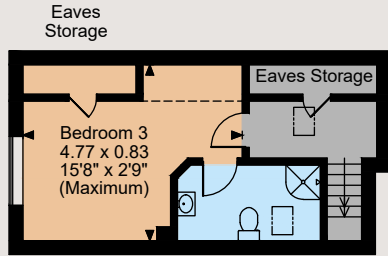
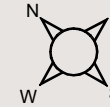
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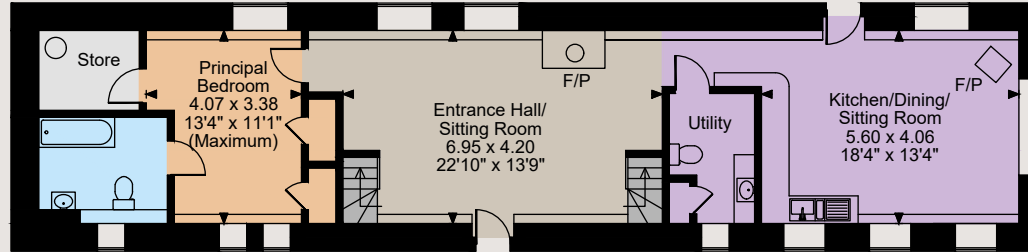
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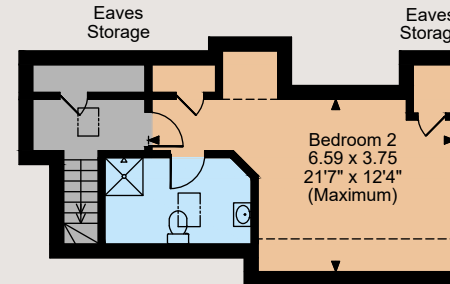
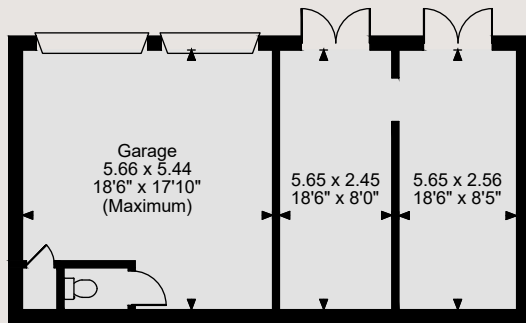
The Hay Barn, Guilden Down, Shropshire
 Main House internal area 1,634 sq ft (152 sq m)
 Garage internal area 653 sq ft (61 sq m)



First Floor



Ground Floor



First Floor

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

□□□□ Denotes restricted head height

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Directions

What3words:///market.treatment.spectacle

General

Local Authority: Shropshire Council

Services: Mains electricity, private water from a borehole £350 per annum, private drainage treatment plant £200 per annum, air source heat pump.

Council Tax: Band D

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale.

Restrictions: No caravans, boats or commercial vehicles, maximum fence height with planning 1.8m, holiday letting not permitted, no business shall be run from the property. These restrictions are in place for all of the barns.

Tenure: Freehold

Guide Price: £720,000

Ludlow

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Over 50 offices across England and Scotland, including Prime Central London



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