



The Hay Barn, Guilden Down, Clun, Shropshire

For the finer things in property.



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

A detached two storey, 3 bedroom barn conversion with four berth garage and stunning views

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' in this beautifully presented property. Designed to maximise the stunning rural views, the property has been configured to offer an elegant and practical living and entertaining space that shows off the barns majestic character and charm. With underfloor heating and oak flooring throughout the downstairs and a large picture window to enjoy the views across the Clun Valley and beyond. A welcoming and impressive entrance hall which lends itself to both a dining area or sumptuous living area with vaulted ceiling exposing the beautiful beams, along with a modern swivelling wood burner. The sitting/dining/kitchen room is easily divided into separate areas with plenty of space with a log burner adding to the cosy feel, in keeping with an old barn. A large glass door gives access to the garden and terrace which flows around the property allowing you to take in the garden with uninterrupted views across the paddock and beyond. The kitchen has contemporary granite work surfaces, built in Neff appliances and plenty of storage with wall and base units. A generous tiled utility room and w/c adjoins the kitchen and offers ample room for wellies, coats and washing and drying machines as

well as space for a fridge freezer. The principal bedroom is located on the ground floor with a stylish, contemporary en suite bathroom, built in wardrobes and exposed beams. The first oak staircase up to the beautiful minstrel gallery leads to bedroom two, with vaulted ceiling and exposed beams and wonderful views across the open fields and beyond. There is ample eaves storage along with an en suite shower room. The second oak staircase leads to the third double bedroom with its own en suite, vaulted ceiling, exposed beams and storage.

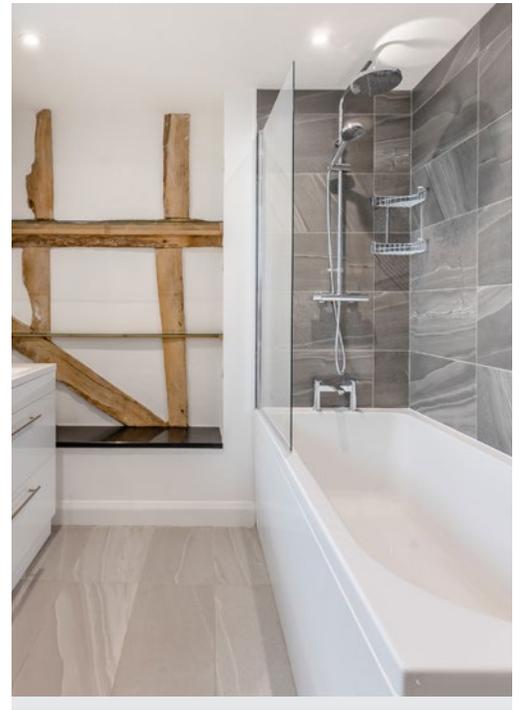
Outside

Entered through private gates onto the large, gravelled driveway which leads to the double garage block and an open double carport with electric charging port. The wraparound garden is laid mainly to lawn and is ideal for entertaining and al fresco dining.

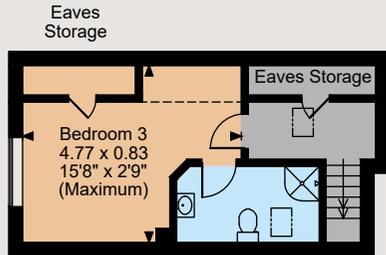
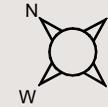
Location

Guilfen Down is a small rural hamlet and working farm set in 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.

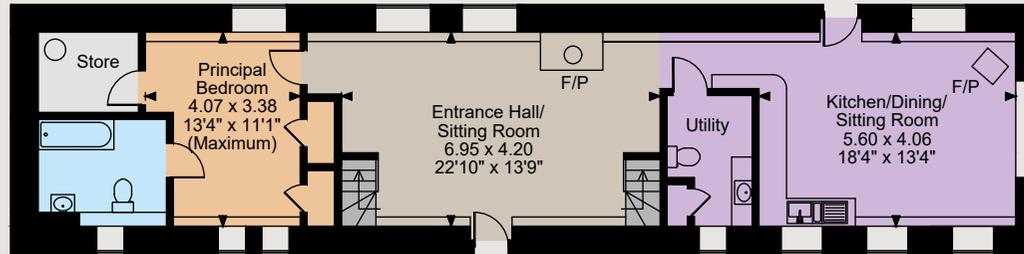




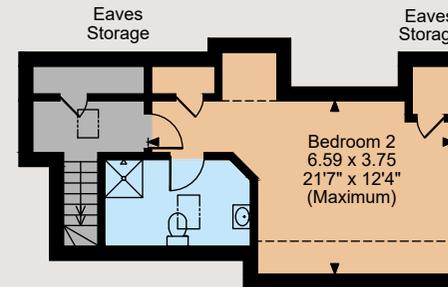
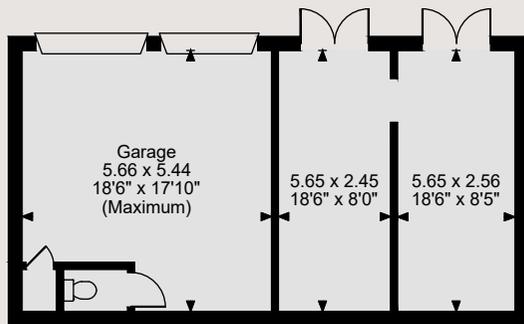
The Hay Barn, Guilden Down, Shropshire
 Main House internal area 1,634 sq ft (152 sq m)
 Garage internal area 653 sq ft (61 sq m)



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 £375 per annum, private drainage treatment plant £250 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: £650,000

Shropshire and Mid Wales

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