



Swallow Barn, 4 Abcott Barns Abcott, Clungunford, Craven Arms, Shropshire, SY7 0PX

SAMUEL WOOD

Offers In The Region Of £360,000



Swallow Barn, 4 Abcott Barns Abcott

Clungunford, Craven Arms, Shropshire, SY7 0PX



- Grade II listed 3 bed end terrace barn
- Full of charm and character
- Pretty garden and parking for two cars

- Lovely rural setting in hamlet
- Modern kitchen and bathrooms
- Internal inspection essential

This beautiful grade II listed 3 bedroom barn conversion sits in a lovely rural setting in the Small hamlet of Abcott close to the village of Clungunford. The property sits in a pretty and low maintenance garden, whilst benefiting from two parking spaces. Accommodation full of charm and character benefiting from double glazing and electric heating to include entrance hall, 3 good sized bedrooms, ensuite shower room and house bathroom, whilst on the first floor there is a magnificent open plan living space incorporating a high quality kitchen with ample room for large table and chairs and a large sitting area with wood burning stove. Internal inspection essential.



Abcott is a small hamlet of rural properties surrounding by beautiful South Shropshire countryside. The larger village of Clungunford is a short drive whilst historic Ludlow and popular Craven Arms have a good range of facilities and are easily accessible.

Canopy Porch

underneath which is a heavy oak door with centre glazed panel opening into

Reception Hallway

having a tiled floor, exposed timbered features and staircase rising to magnificent

Open Plan Living Room/Kitchen and Dining Room

this space is totally open plan with a fantastic vaulted ceiling, loads of timbered features throughout the room, four windows with shutters, further roof window letting in scores of natural light. The living area has a feature wood burning stove sat on a stone hearth.

The kitchen/dining area of the room is beautifully fitted with a contemporary range of units with granite work surfaces and splash backs, Siemens electric hob with extractor position above with two Siemens electric ovens below, integrated Siemens dishwasher and fridge-freezer. There is also a central island with a granite work surface providing a lot of additional storage. There is ample room for a decent sized dining table and chairs.





On the Ground Floor, doors lead off to

Bedroom 1

having window to front and side overlooking gardens, full of character with timbered features.

Ensuite Shower Room

with a suite in white to include pedestal wash hand basin, WC and shower cubicle with electric shower fitted, window to rear and tiled splashbacks.

Bedroom 2

full of character with timbered features and window to rear elevation. Door into under stairs storage cupboard which houses the Heatrae Sadia wall mounted electric boiler which heats the radiators there is also a hot water cylinder with pressure bells.

Bedroom 3

has window to frontage with shutters and timbered features.

Bathroom

Modernised by the current vendors, to include a suite of white, wc, pedestal wash hand basin, and panelled bath with shower screen, multi head shower over and tiled splash backs. Housed in a cupboard is a washing machine, which is included in the sale price.

Outside

The property sits in a courtyard setting of similar barns and is accessed onto a gravelled frontage for which the property has parking for two cars. Gated access then leads into the barns private garden with gravelled pathway leading to the front door and leading to a gravelled seating area. There are lawned gardens, mature hedging defining front boundary with a selection of mature shrubs and trees. Steps then lead up to a smaller section of lawn with a circular patio feature and a garden shed.

Services

Mains electricity, mains water supply, shared private drainage, Electric heating to a water based radiator system and a large wood burning stove. Windows are double glazed and telephone to BT telecom regulations.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Telephone 0345 678 9000

Tenure

We believe the property is Freehold.

Council Tax

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Directions

From Craven Arms travel west on the B4368 turning left in Longmeadow End on to the B 4367, through the village of Broome and through the village of Clungunford, taking the next turning on your right sign posted Abcott. Continue on this road, please ignore sat nav as will take you off to the right, please take the second turning on the left. After approximately 600 yards the driveway into the barns can be found on the left hand side.

To Viewing The Property

Contact the Craven Arms Office 01588 672728

Or you can email us at cravenarms@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquires please phone Andrew Cadwallader on 07974 015764

Referrals

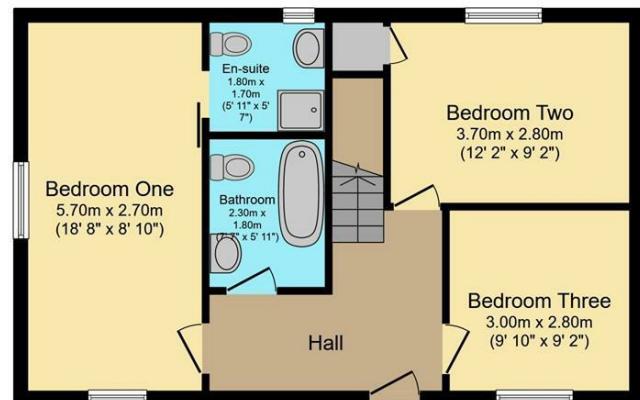
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Floor Plans



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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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