



SAMUEL WOOD

Bramleys Whitcott Keysett, Clun, Craven Arms, SY7 8QE

Offers In The Region Of £399,950







# Bramleys

Whitcott Keysett, Clun, Craven Arms, SY7 8QE



- 3 Bedroomed Detached Barn Conversion
- Large Living Room with Log Burning Stove
- 3 Large Bedrooms
- Easy to Maintain Gardens
- NO ONWARD CHAIN
- Wonderful Village Location
- Bright Kitchen Diner
- Large Driveway for Parking
- EPC D

Located in the charming village of Whitcott Keysett, near Clun in Craven Arms, this delightful three-bedroom detached property offers a perfect blend of rural charm and modern convenience. Spanning an impressive 1,140 square feet, this barn conversion boasts spacious room sizes and high ceilings, creating the perfect home for someone looking for a real retreat.

Upon entering the small hallway you are greeted by a generous living room featuring a feature fireplace and a log-burning stove, ideal for cosy evenings. The large kitchen diner is a chef's dream, providing ample worktop space for culinary creations and family gatherings. A useful cloakroom and storage under the stairs enhance the practicality of the ground floor.



Upstairs, the property features a light and airy landing leading to three well-proportioned double bedrooms. The family bathroom is conveniently located, along with an additional storage cupboard for your convenience.

Outside, the property is equally impressive, with a spacious driveway accommodating up to four vehicles. The outdoor space includes a log store, and shed, ensuring all your storage needs are met. The front garden features a level lawn, while a raised patio area provides the perfect spot for al fresco dining. Additionally, there is a section ideal for raising chickens or cultivating a vegetable patch away from the lawned area.

With the added benefit of no onward chain, this property presents an excellent opportunity for those looking to embrace a rural lifestyle. Previously utilised as a successful holiday let, it offers potential for an investment as a rental or a charming family home. This home is a true gem in the heart of the countryside, waiting for you to make it your own.

## Lounge 15'3" x 17'5" (4.64m x 5.31m)

This welcoming lounge is spacious and light, featuring soft carpet underfoot and multiple windows that fill the room with natural light. A charming wood-burning stove set within a traditional stone fireplace offers a cosy focal point, while the room accommodates both comfortable seating and a small desk area, ideal for working from home or reading.

## Snug Area 6'0" x 7'2" (1.83m x 2.18m)

The snug area is a cosy space connecting the lounge and kitchen diner, perfect for a quiet reading nook or small informal seating area. It offers a private feel and benefits from natural light.



### **Kitchen Diner 9'3" x 17'6" (2.83m x 5.33m)**

The kitchen diner offers a practical and bright space, with terracotta tiled flooring that complements the warm yellow walls. It is well equipped with white cabinetry and wooden worktops, including an integrated oven and hob. A door leads outside, providing convenient access to the garden and parking area, and there is room for an informal dining table in the centre of the room.

### **WC**

The ground floor cloakroom is compact yet functional, with a white porcelain basin and toilet, finished with warm neutral tones on the walls and terracotta floor tiles consistent with the kitchen area.

### **Bedroom 1 15'3" x 8'8" (4.65m x 2.63m)**

A spacious double room with soft green carpeting and pale blue walls that create a calm and restful atmosphere. Two large skylight windows and a traditional casement window allow plenty of natural daylight to flood in. The room benefits from ample space for bedroom furniture and storage.

### **Bedroom 2 11'8" x 8'4" (3.55m x 2.54m)**

A well-proportioned room featuring neutral tones and soft green carpet. A casement window provides natural light, while the pitched ceiling adds character. The room is ideal for guests or as a child's bedroom.

### **Bedroom 3 12'10" x 11'3" (3.92m x 3.43m)**

A generously sized room with a pitched ceiling and two skylight windows that brighten the space. It is decorated in subtle neutral colours and has soft carpeting. This room offers flexibility as a comfortable bedroom or study space.

### **Bathroom 8'11" x 5'8" (2.73m x 1.72m)**

The family bathroom is bright and airy, benefitting from a skylight window and a clean, white scheme. It includes a bath with a shower above, a toilet, and a pedestal sink, all complemented by wood-effect flooring that adds warmth to the room.

### **Exterior and Garden**

The front and rear exterior of this charming stone cottage benefit from well-kept grounds with a gravel driveway and parking area. The garden features a patio area and mature planting, offering a peaceful and private outdoor space with far-reaching rural views, ideal for relaxing or entertaining.







### Services

Services: We understand that the property has Oil fired central heating, mains electric, mains water and Private Drainage.

Broadband Speed: Basic 8Mbps.

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold however your Solicitor will confirm.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

Viewings: Strictly by appointment only, please contact the craven arms office on 01588 672728 or email [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk). For out of hours enquiries please contact Vicki Oldhams on 07396 879139.



### Directions

Please use the what3words app to locate the property using ///notice.intent.seriously this will take you to the shared driveway of Bramleys.







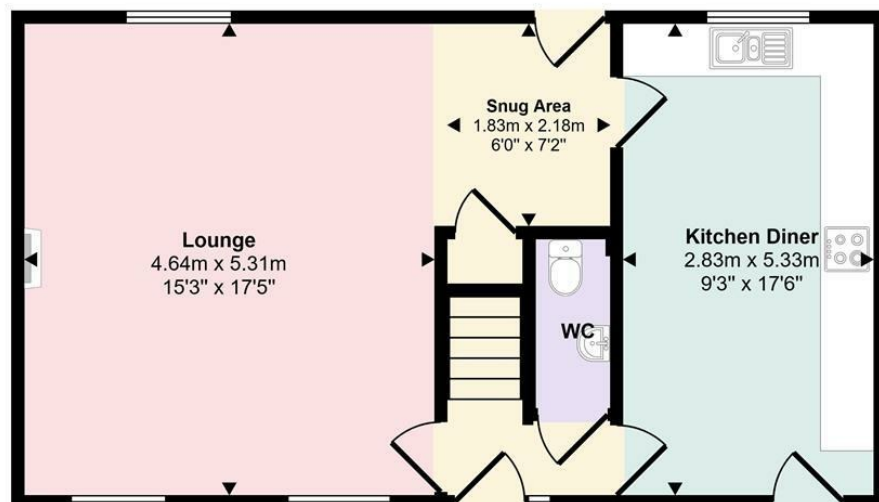




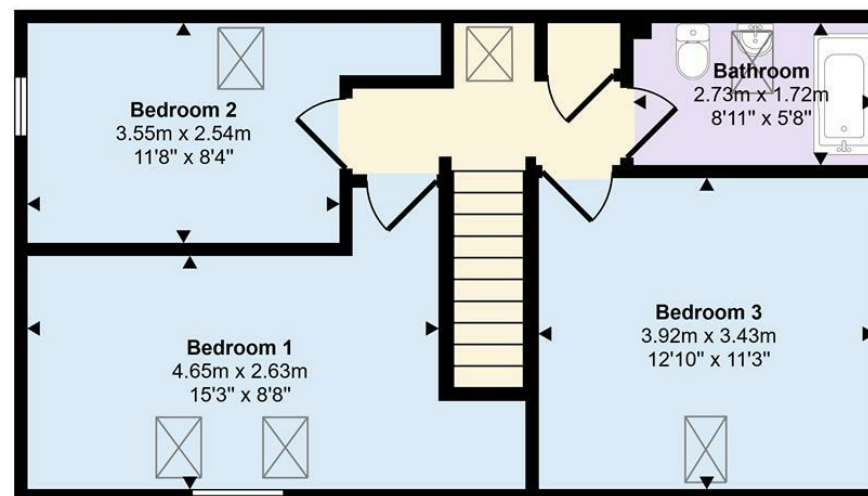


## Floor Plans

Approx Gross Internal Area  
103 sq m / 1109 sq ft



**Ground Floor**  
Approx 51 sq m / 550 sq ft



**First Floor**  
Approx 52 sq m / 559 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
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