



SAMUEL WOOD

Cherry Tree Barn, Aston-On-Clun, Craven Arms, Shropshire, SY7 8EF

Offers In The Region Of £325,000



# Cherry Tree Barn,

Aston-On-Clun, Craven Arms, Shropshire, SY7 8EF



- Fantastic Barn Conversion
- Stunning Open Plan Living, Dining & Kitchen
- Refitted Large Shower Room
- Oil Central Heating
- Surrounded by Beautiful Countryside
- Good Sized Plot extends to 0.10 Area
- Two Spacious Bedrooms
- Characterful Features
- Two Off Road Parking Spaces
- EPC Rating C

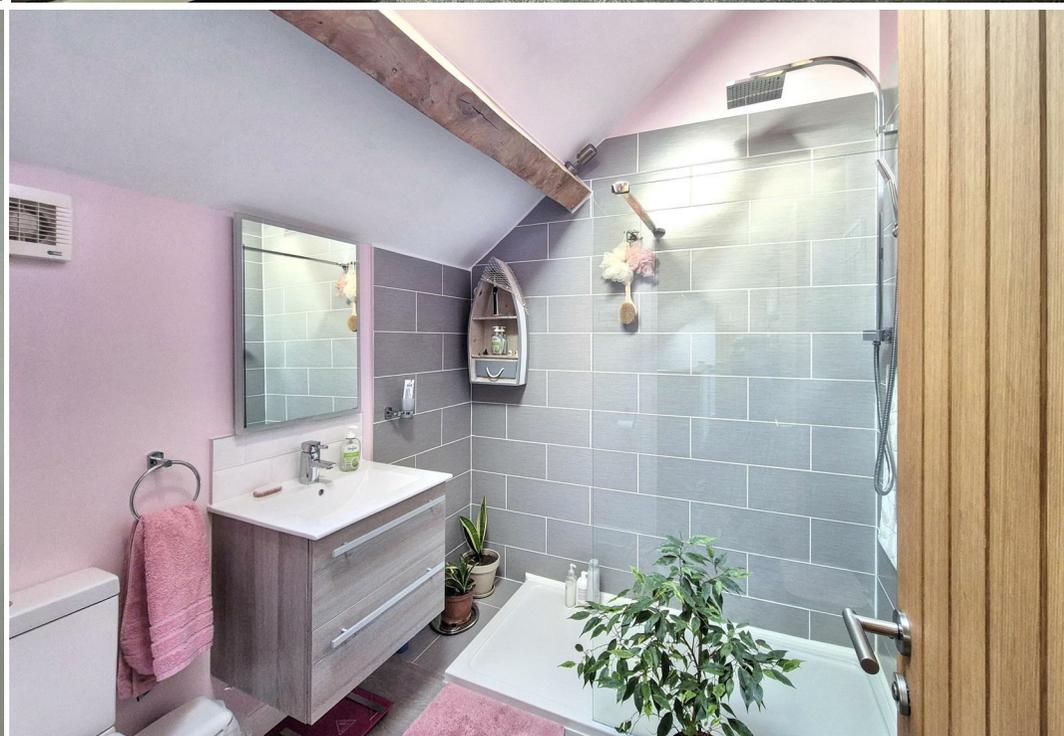
The exquisite Cherry Tree Barn, nestled in the heart of the picturesque Shropshire countryside in Aston on Clun is a true gem that should not be missed. This stunning property offers a perfect blend of stylish, modern accommodation while still retaining many of the original architectural features, including the charming vernacular stone adding character and history to the building. Whether you are looking for a peaceful retreat or a luxurious getaway, Cherry Tree Barn has something to offer everyone. The spacious rooms, beautiful surroundings, and top-notch amenities make it the ideal choice for those seeking a countryside experience.

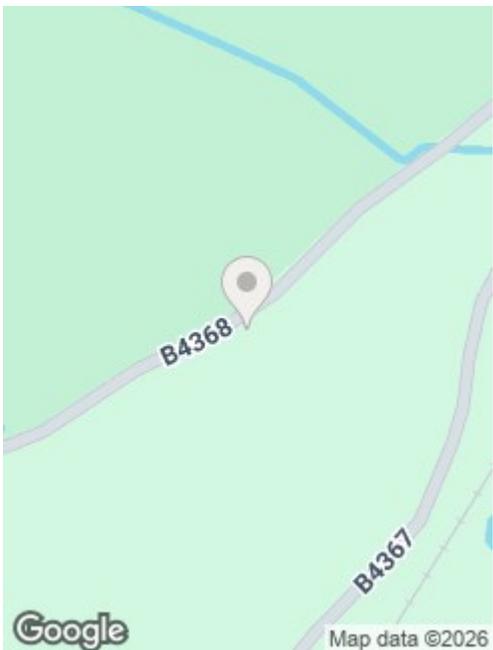
Cherry Tree Barn welcomes you directly into an open-plan living and dining room with a kitchen area, featuring elegant oak flooring. The living room is cosy and inviting with a log burner and a window to the front, along with a door that opens to the beautiful gardens. The kitchen is modern and well-equipped with integrated appliances, and there is an adjacent utility room for added convenience.

On the first floor, the landing showcases stunning oak rafters, leads to two spacious bedrooms, one with fitted wardrobes providing great storage. Both bedrooms offer ample space and comfort, ideal for restful nights. The stylish shower room has been refitted to a high standard and includes a large walk-in shower, adding a touch of luxury to the property.

The outdoor area of Cherry Tree Barn is a true delight. The rear gardens are laid to lawn with a gravel areas, bordered by fencing, trees, and shrubs, providing a serene and private retreat. At the front, there are two parking spaces and gardens that extend to form a pleasant lawn, complete with a vegetable production area, perfect for those who enjoy gardening and outdoor living.







## Directions

From Craven Arms roundabout, take the exit onto Clun Road/B4368. Follow this road for approximately 1.9 mile where the property can be found on the right hand side, as indicated by the Samuel Wood for sale sign.

Services: We understand that the property has mains oil heating, mains electricity, mains water and private drainage.

Broadband Speed: Basic 16 Mbps, Superfast 40 Mbps

Flood Risk: No Risk.

Tenure: We understand the tenure is Freehold.

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

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.







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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