



Holters

Local Agent, National Exposure

**Haybarn House Whitton, Ludlow, Shropshire, SY8 3DB**

**Offers in the region of £375,000**



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## Haybarn House Whitton, Ludlow, Shropshire, SY8 3DB

This unique barn conversion offers a blend of countryside serenity and modern comforts. Enjoy stunning views, high vaulted ceilings, and a cosy wood-burning stove. With a private balcony, versatile spaces, and communal gardens, this property promises a peaceful retreat for those seeking a quirky yet charming countryside escape.





## Key Features

- Stunning Views of Beautiful Countryside
- Impressive Living Room with Wood-Burning Stove Centerpiece
- Master Bedroom with Balcony & Far Reaching Views
- Versatile Ground Floor Bedroom/Study
- High Vaulted Ceilings throughout the First Floor
- Spacious Kitchen Diner & Convenient Utility Room
- Well-Maintained Communal Gardens
- Quiet Rural Location
- Designated Parking

## The Property

In the serene rural hamlet of Whitton, a charming barn conversion offers a unique blend of rustic appeal and modern comforts. Nestled amidst picturesque countryside, this property promises a tranquil retreat for those seeking a peaceful lifestyle away from the hustle and bustle of urban living.

Upon entering the property, you are greeted by an inviting entrance hall that sets the tone for the rest of the home. The staircase leading to the first floor is a focal point, complemented by an under-stairs storage cupboard.

The kitchen diner boasts fitted wall and base cupboards, a sink with a half drainer, windows at the front and rear offering ample natural light, and space for a table and chairs. The utility room is equipped with plumbing for a washing machine, a sink and drainer, and fitted cupboards, enhancing the convenience of daily tasks.

The ground floor features a versatile bedroom/study with a large built-in double cupboard, offering flexibility for various living arrangements. There is also a shower room on the ground floor, complete with a walk-in shower, sink, vanity unit, and WC

Moving upstairs, the landing provides access to the loft space, offering additional storage options. The first floor living room is a true highlight, featuring a high vaulted ceiling that enhances the sense of space and light. Admire views of the communal gardens and beautiful countryside beyond while cosying up by the 'Clearview' wood-burning stove with a stone surround and oak mantle — a perfect spot for relaxation and unwinding.

The master bedroom on the first floor boasts a high vaulted ceiling, double mirrored wardrobes, additional storage cupboards, and a walk-out balcony with stunning views — a peaceful retreat to start and end your day. Another bedroom with a high vaulted ceiling, windows at the front

and rear, and far-reaching views offers comfortable living space. Completing the accommodation is a family bathroom, providing convenience and functionality.

Outside, the property offers parking space for two cars, ensuring convenience for residents and visitors alike. Additional outside storage cupboards cater to your storage needs, while a private patio offers a quiet spot for outdoor relaxation. Residents can also enjoy the well-maintained communal gardens, perfect for leisurely strolls and enjoying the beauty of nature.

In conclusion, this barn conversion presents a rare opportunity to embrace rural living in a beautiful property. With a blend of character features and modern amenities, this home offers a peaceful sanctuary amidst picturesque surroundings. Don't miss the chance to make this idyllic retreat your own and experience the charm of countryside living at its finest.

## The Location

Whitton is a small rural hamlet just 5 miles from the historic town of Ludlow and is home to St. Mary's church. The area is renowned for its outstanding natural beauty and is a haven for nature enthusiasts and those of an active disposition. Encompassed by stunning scenic countryside with rolling hill tops as far as the eye can see the nearby surroundings are popular with walkers and cyclists and present a variety of outdoor pursuits.

The quintessential British town of Ludlow is a throwback to the days gone by. You can't help but fall in love with the friendly welcoming townsfolk and the laid back lifestyle which feels a million miles away from the hustle and bustle of the big city. That's not to say that Ludlow is a quiet little backwater, far from it. Hosting the famous Ludlow Food and Drink Festival, Ludlow Spring Festival, May Fair, Ludlow Fringe, Green Fair and the Medieval Christmas Fayre there are events to keep you entertained all year round. There are also countless antique and local produce markets and book, craft and garden fairs. For sport lovers days out at Ludlow Racecourse, Golf Course, Rugby, Cricket, Tennis, Bowling or Football Clubs could await. Then there's the spectacular architecture and countryside that you'll never grow tired of admiring. Ludlow has to be one of the most perfect places to reside in Britain. The county town of Shrewsbury is approximately 33 miles north and the Cathedral City of Hereford is 24 miles south. Both are easily accessible by the mainline rail that runs a frequent service to Manchester, Holyhead and Cardiff from Ludlow station.

## Tenure

We are informed the property is of freehold tenure.

## Council Tax

Shropshire Council - Band E.

## Services and Heating

We are informed the property is connected to mains water and electricity and has the benefit of oil fired central heating. The property also benefits from a sewerage treatment plant which is run by a management committee and is subject to an annual charge, which last year was £140.

## Agents Note

There is an informal agreement between four properties in the development to contribute £15 per month to pay for a gardener to maintain the communal gardens.

## Nearest Towns/Cities

Ludlow - 5 miles  
Tenbury Wells - 4 miles  
Cleobury Mortimer - 9 miles  
Leominster - 14 miles  
Kidderminster - 22 miles  
Hereford - 26 miles  
Worcester - 26 miles  
Telford - 33 miles  
Shrewsbury - 36 miles

## Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

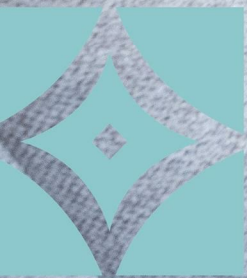
## Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.









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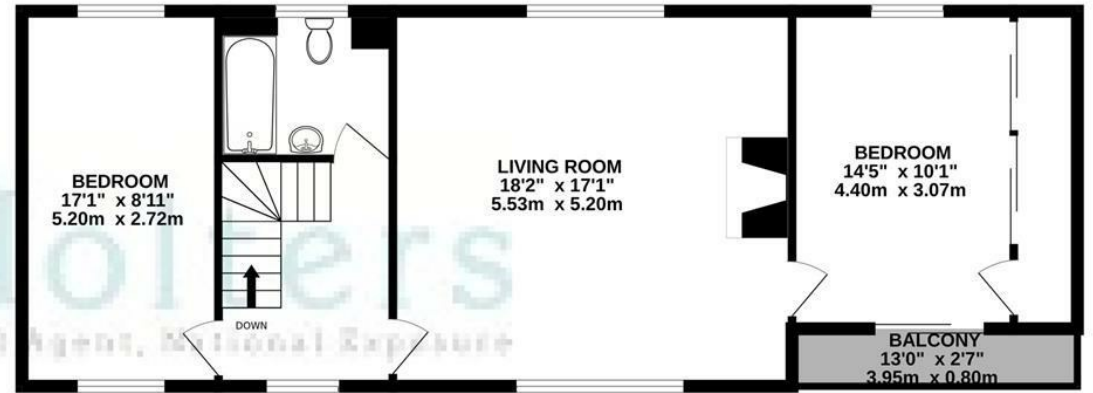
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**GROUND FLOOR**  
586 sq.ft. (54.4 sq.m.) approx.



**1ST FLOOR**  
768 sq.ft. (71.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1353 sq.ft. (125.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	