



2 Moonlight Barn

Snead, Montgomery, Powys, SY15 6EB

01588 638755

FOR SALE BY PRIVATE TREATY

Price: £795,000

Shrewsbury 22miles, Ludlow 21 miles, Bishops Castle 4miles
(All distances are approximate)

BARN

- Fabulous country views
- Top quality fixtures and fittings
- Character features
- Splendid spacious sitting room
- Superb landscaped gardens
- 4 Bedrooms
- Mezzanine gallery
- Impressive kitchen/dining room
- Detached Border Oak garage/
workshop

LODGE ANNEX

Designed and built by Homelodge in 2018 — 2 double bedrooms

- Shower room/WC & Cloaks/WC
- Two double bedrooms
- Open plan kitchen/lounge
- Decked terrace with outstanding views

GENERAL REMARKS

Comparing 2 Moonlight Barn to a piece of classical music by Beethoven might be taking a bit of a leap but in its day, the famous sonata was structurally and stylistically remarkable, and this family home is no less impressive and merits a closer inspection to appreciate its subtle tones and harmonies.

Converted around 10 years ago by an award-winning developer as one of two attached barns, the 4 bedroom property has been further enhanced and improved with the addition of a Border Oak triple bay garage and workshop and latterly, a wonderful detached 2 bedroom lodge, all of which are set in over half an acre of mature landscaped gardens and small paddock.

From its many private seating areas, the property enjoys some stunning panoramic views from its elevated position overlooking the Camlad Valley and the vale of Montgomery, a truly beautiful outlook.



2 MOONLIGHT BARN

There are 4 bedrooms, the Master Suite has a Dressing Room (Bedroom 4) and a contemporary en-suite Shower Room. The adjacent mezzanine is currently used as a Study and has floor to ceiling dual aspect windows flooding the area with natural light and offering breathtaking views. There are two further bedrooms with vaulted ceilings and exposed timbers along with a stylish bathroom with a rainwater shower over the bath.

Every care has been taken to ensure that only top-quality fixtures and fittings have been provided. The floors, skirting boards, architraves, internal and external doors are all in oak with exposed original timber on show throughout.

The spacious Sitting Room features exposed timbers, reclaimed brick walls, dual aspect windows and an impressive inglenook fireplace housing a wood burning stove for cosy winter evenings.

The adjoining Dining Hall is light and airy having dual aspect floor to ceiling windows and access via double doors to the attractive garden and patio areas.

A superb open plan Kitchen/Breakfast/Family Room, enjoys far reaching countryside views with bi-fold doors opening onto a paved terrace. The stylish Kitchen is finished with contemporary units with sleek quartz worktops, Siemens appliances which include two dual function ovens, microwave, larder, fridge/freezer, hob and dishwasher.





MOONLIGHT LODGE

Completed in June 2018, this detached lodge is a completely independent two-bedroom garden annex offering superb potential for multi-generational living or additional rental income.

This bespoke lodge was constructed to the owners specification by garden experts Homelodge and has been designed to take maximum advantage of the views with large windows and patio doors that open onto a decked patio from the open -plan kitchen/lounge.



OUTSIDE

The property is accessed off a country lane over a shared driveway. There is courtyard parking at the front with enclosed parking at the front and side of the detached Border Oak open fronted triple bay garage with workshop. This building has a water heater, plumbing for washing machine, fitted units and offers potential for a studio, home office or holiday annex (subject to consents). There is plenty of space to park a motorhome or caravan.

The gardens, which in all extend to around 0.6 acre are a notable feature of the properties. The Barn has a series of paved seating areas, which are bordered by attractive red brick walls, retaining herbaceous and flowering beds along with mature shrubs. There are two terraces, ideal for summer entertaining and are perfect vantage points to enjoy the far reaching views.

SITUATION

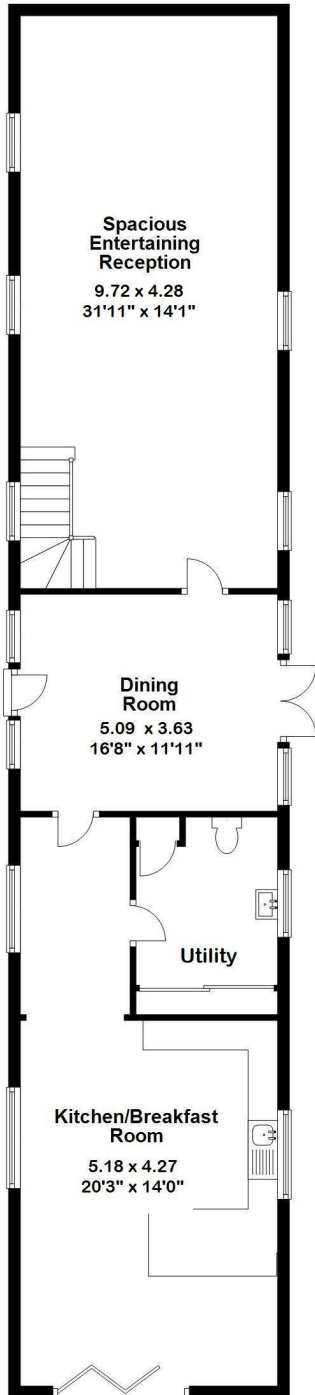
2 Moonlight Barn is set in an elevated position surrounded by rolling countryside yet within easy reach of Churchstoke, Montgomery and Bishops Castle. The surrounding area is a mecca for visitors with the Offas Dyke path, Kerry Ridgeway and Shropshire Way popular with walkers. The larger centres of Shrewsbury and Ludlow are within comfortable driving distance and offer a wide range of facilities and amenities together with access to the national rail and road network.



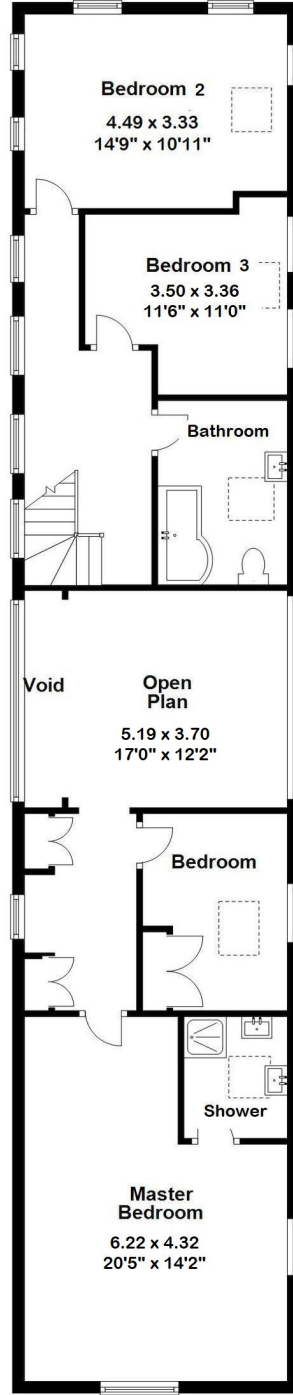


2 MOONLIGHT BARN

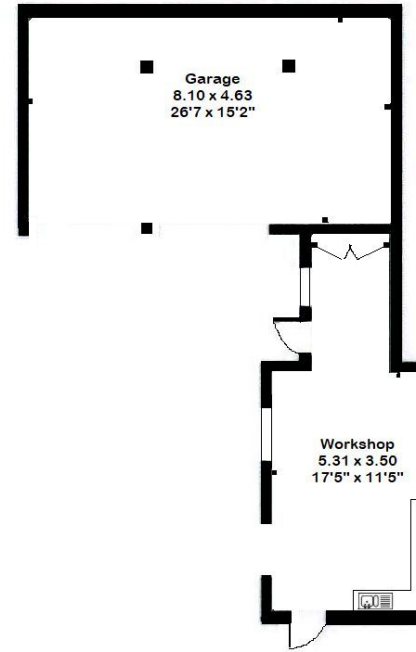
Ground Floor



First Floor

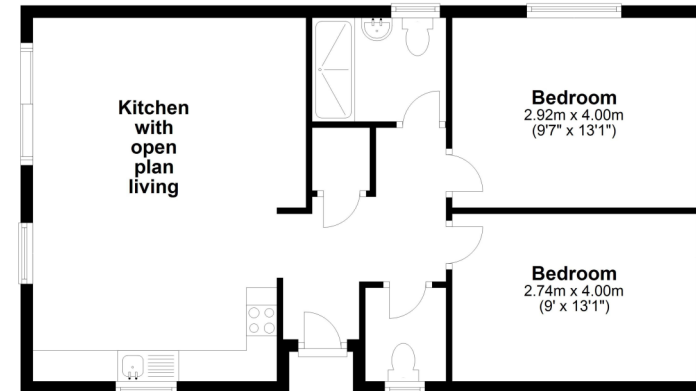


GARAGE/WORKSHOP



MOONLIGHT LODGE

Ground Floor



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Approx. total internal area 3,700 sq ft (283 sq m)

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SERVICES

Mains water and electricity. Private drainage. Double glazing and oil central heating. Wood burning stove.

NOTE: None of the services or installations have been tested by the Agents.

VIEWING

Strictly through the Selling Agents: Halls, 33b Church Street, Bishops Castle, SY9 5AD. Tel: 01588 638755.

DIRECTIONS

From Bishops Castle take the A488 through Lydham and branch left onto the A489 towards Churchstoke. After one mile on the right, there is a red brick house with a right turn immediately beyond and before a lay by also on the right. Take this private lane and proceed up the track (signed private drive). Bear right on this track at the top and this will bring you to the property.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.

Halls¹⁸⁴⁵ **01588 638755**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

