



FOR SALE

FOR SALE BY PRIVATE TREATY

Price: Offers in the region of £695,000



1 Large Reception



3/4 Bedrooms



1 Family Bathroom
1 Shower Room

Shrewsbury (16 miles), Church Stretton (3 miles), Ludlow (15miles)
All distances are approximate

- **Beautifully presented barn conversion**
- **Up to 4 bedrooms**
- **Large reception and kitchen/breakfast and snug**
- **Peaceful hamlet close to Church Stretton**
- **Oak framed two storey garage/studio**
- **Delightful outside space and views**
- **Many attractive original features**



GENERAL REMARKS

A particularly characterful stone barn converted to a high standard and now beautifully presented as a charming family home. This beautiful home is set in a pretty and rural hamlet adjacent to Chelmick Manor, a listed building where centuries ago, the court sessions were held.

Wain House provides 3/4 bedroomed accommodation which caters to the needs of modern life but with all the rustic charm one would expect in an older building. Of particular note, is the recently constructed two storey oak framed garage with studio with outstanding balcony views. This could be used for a variety of purposes subject to consent.

SITUATION

Wain House is situated in the quiet rural hamlet of Chelmick which lies 3 miles along quiet lanes, east of the popular and well serviced town of Church Stretton. The village nestles within a delightful country setting and is a mecca for walkers and cyclists alike. The larger towns of Ludlow, Telford and Shrewsbury are within comfortable motoring distance and provide a comprehensive range of service and amenities and access to the national road and rail network.

THE HOUSE

Converted to a very high standard, this gorgeous stone barn now provides characterful accommodation across 2000 square feet with a further 560 square feet of accommodation to the stunning two storey Garage and Studio. The L shaped barn is approached from the gravelled parking and turning area in front of the two bay open fronted garage/studio onto the hallway with a refurbished shower room and doors to the impressive 23' Living Room with its stone detailing and fireplace inset with a Clearview stove and glazed doors to the gardens. The open plan Kitchen and Breakfast area with its limestone flagged floor and exposed beams, is comprehensively fitted with custom built Beech wood base and wall units with integrated appliances and Aga. This leads through to the Office/Bedroom 4, a cosy room with wood floors and French doors to the gardens. Two separate doors lead from here to Bedrooms 3 and 4 (optional Study/Office) and Shower Room with under floor heating, on the ground floor, whilst the primary Bedrooms 1 and 2 are approached by a carpeted staircase together with the Family Bathroom which has been recently refurbished. Off Bedroom 1 is an access to a large loft storage space.



GARAGE/STUDIO

Recently constructed is the splendid two storey oak framed garage building which has open fronted space for two vehicles with external steps leading to the first floor space which has been converted into a Studio/Hobby Room and which also has washroom facility. This is a fantastic space which has double door onto a glazed balcony and outstanding views over the surrounding countryside. Whilst it has consent for office/hobby use, there is tremendous potential for alternative purposes subject to any necessary consent.



OUTSIDE

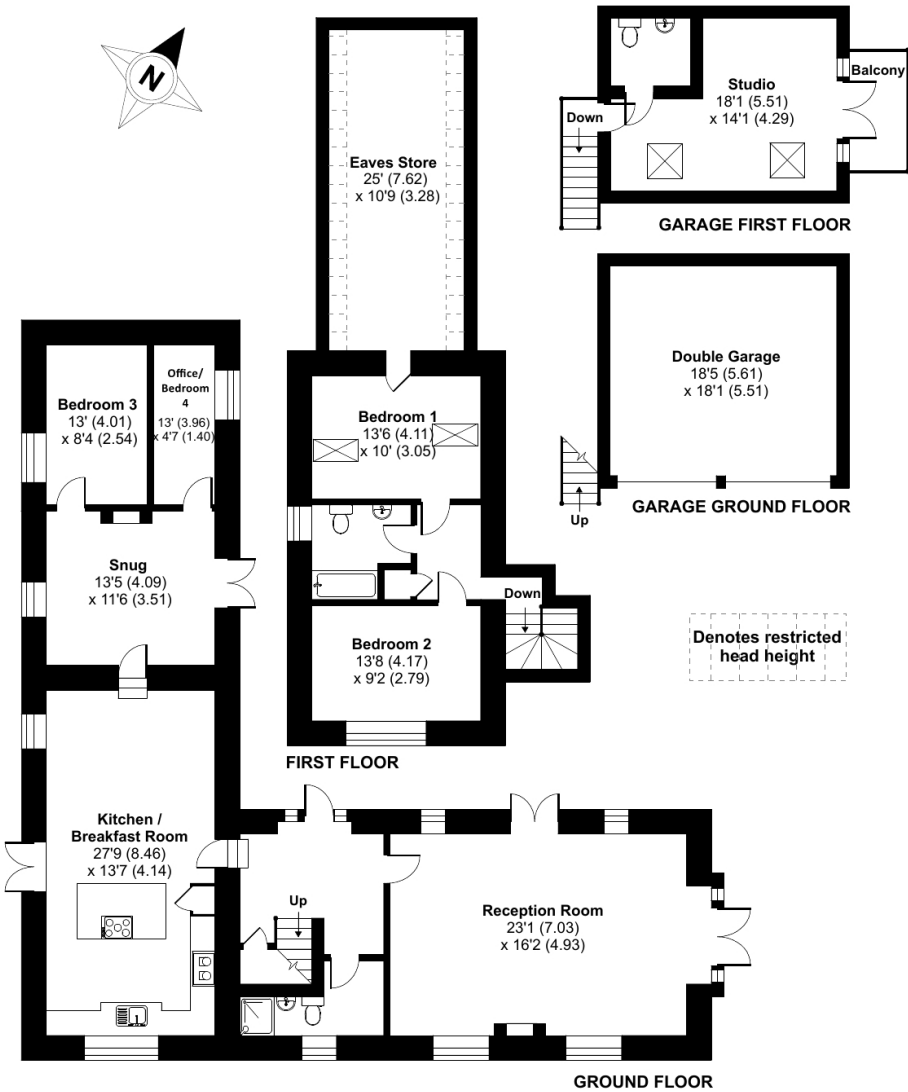
The grounds have been extremely well cared for and comprise neat lawned areas with gravelled parking and turning areas with private seating areas to enjoy the peace and tranquillity of the setting and the excellent country views. Locally, there may be options for DIY Livery with a local farmer which may interest those looking to explore the local lanes and bridleways on horseback



Wain House, Chelmick, Church Stretton, SY6

Approximate Area = 2068 sq ft / 192.1 sq m
Limited Use Area(s) = 78 sq ft / 7.2 sq m
Garage / Studio = 567 sq ft / 52.7 sq m
Total = 2713 sq ft / 252 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Halls GB. REF:1198445

Wain House, Chelmick, SY6 7HA



Halls 1845

01588 638755

Bishops Castle Office:
33B Church Street, Bishops Castle, Shropshire, SY9 5AD
E: bishopscastle@hallsgb.com

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	66 D
39-54	E		
21-38	F		
1-20	G		



SERVICES

Mains electricity. Private drainage and water. Oil central heating. NOTE: None of the services or installations have been tested by the Agents.

COUNCIL TAX — Band E—Shropshire Council

VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

DIRECTIONS

On the A49 proceed to Church Stretton and at the traffic lights turn east onto Sandford Avenue and continue for about 2 miles into Hope Bowdler. As the road bears left, turn right on the bend (signed Soudley). Proceed for about half a mile right (signed Chelmick). Continue up and down this lane and on entering Chelmick, The Wain House is first on the right approached by a short shared vehicular track.

What3Words—unhappily.varieties.rewarded

MONEY LAUNDERING REGULATIONS (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.