



**Sitchfield, Hopesay, Craven Arms, SY7 8HD**

**01588 638755**



# FOR SALE

## FOR SALE BY PRIVATE TREATY

**Price: Offers in the region of £750,000**



3 Reception Rooms



4/5 Bedrooms



5 Bath/Shower Rooms

Shrewsbury 23 miles, Ludlow 13 miles, Craven Arms 4 miles—all distances are approx.

- **Beautiful stone and timber detached barn conversion**
- **Peaceful rural hamlet setting**
- **4/5 bedrooms, including 2 en-suite**
- **2 further shower rooms**
- **3 spacious reception rooms with character features**
- **Wealth of exposed timber trusses, natural stone and timber floors**
- **Stunning mature landscaped gardens with sweeping lawns**
- **Extends to just over 4 acres of pasture paddocks**
- **Paddocks bordered by broadleaved trees providing exceptional privacy**
- **Undercroft parking and outside storage facilities**
- **Idyllic countryside views and direct connection to nature**
- **Convenient access to Craven Arms, transport links and walking countryside**

### LOCATION

The property is situated in the tranquil and historic hamlet of Hopesay. It lies in a valley between Burrow Hill and Hopesay Hill in the scenic Shropshire Hills area and enjoys a peaceful country living environment of rolling hills and quiet lanes, great for walkers and nature lovers. However, local centres are not too distant, with the railway line and A49 road located at Craven Arms (3 miles) and north and south to the bustling towns of Shrewsbury and Ludlow (23 miles and 13 miles respectively) which provide a wider range of amenities and services.

### DIRECTIONS

From Craven Arms off the A49 proceed west on the B4368, Clun Road, after 2.4 miles enter Aston on Clun and in its centre turn right over the small bridge for Hopesay. This will take you into the village and turn left and go past the church and continue up this narrow lane and the property is found on the right.

What3Words - [rocked.encroach.donates](https://www.what3words.com/)





## Sitchfield—A Timeless Country Barn in a Beautiful Rural Setting

### GENERAL REMARKS

Nestled in the peaceful hamlet of Hopesay, close to Craven Arms, Sitchfield is a remarkable stone and timber barn conversion offering a superb blend of rustic character, elegant design and exceptional privacy. Surrounded by rolling pasture and mature broadleaved woodland, this idyllic country home sits in just over 4 acres, providing a rare sanctuary of space, tranquillity and natural beauty.

Inside, the property showcases a rich tapestry of exposed timber trusses, natural stone walls and polished timber floors, with many rooms featuring vaulted ceilings that flood the home with light and highlight the craftsmanship of its barn heritage. Offering 4/5 bedrooms, including two ensuite rooms, along with two further shower rooms and two spacious living rooms, create distinct areas for relaxation and socialising, while a cosy dining room provides an inviting place for gatherings and intimate meals. The layout combines flexibility with a welcoming sense of warmth and timeless charm.

At the heart of the home, the well-appointed kitchen serves as a perfect gathering place for family and friends, while each living space frames views to the gardens and countryside beyond. A true connection to nature is felt throughout the home, with generous windows and French doors leading out to the mature landscaped gardens, where sweeping lawns, established planting, and sheltered seating areas create a peaceful outdoor haven.

A decked terrace with pergola and sun-drenched patio, provide ideal spots for al fresco dining or quiet morning coffee, while the surrounding pasture paddocks add to the sense of seclusion and rural lifestyle. Practicality is thoughtfully integrated, with outside storage and undercroft parking completing this beautifully balanced home.

Set amidst glorious scenery with complete privacy, yet within easy reach of local amenities and transport links, Sitchfield offers an exceptional opportunity to embrace refined countryside living in one of South Shropshire's most picturesque locales - a home where heritage craftsmanship meets comfort, space and natural splendour.















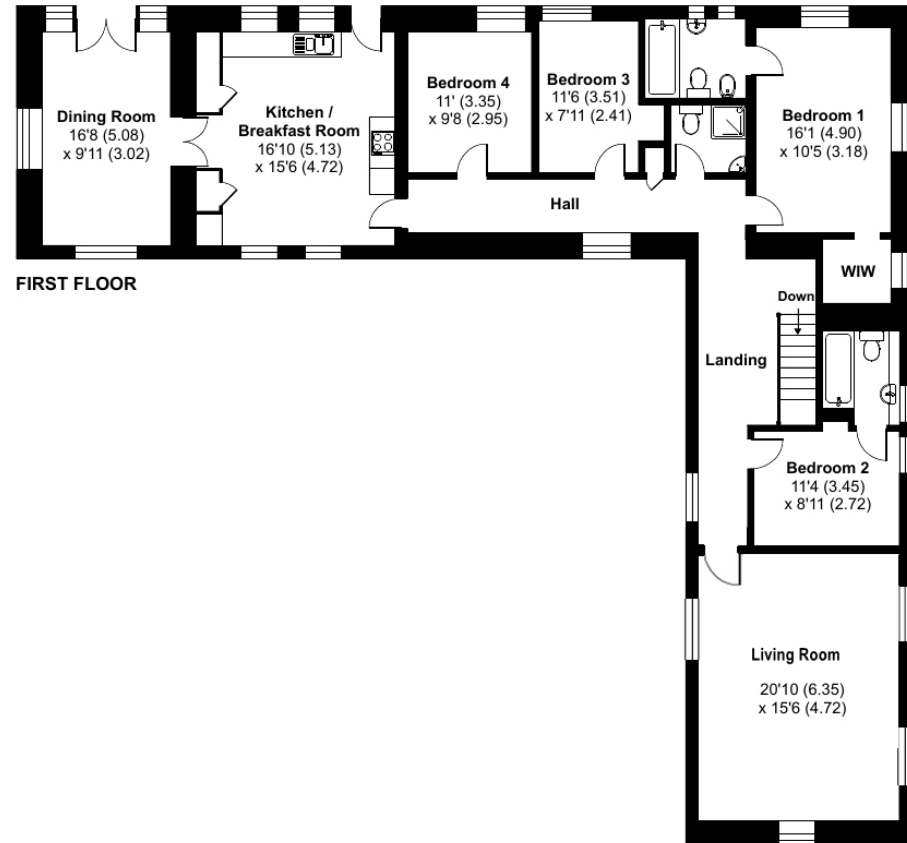
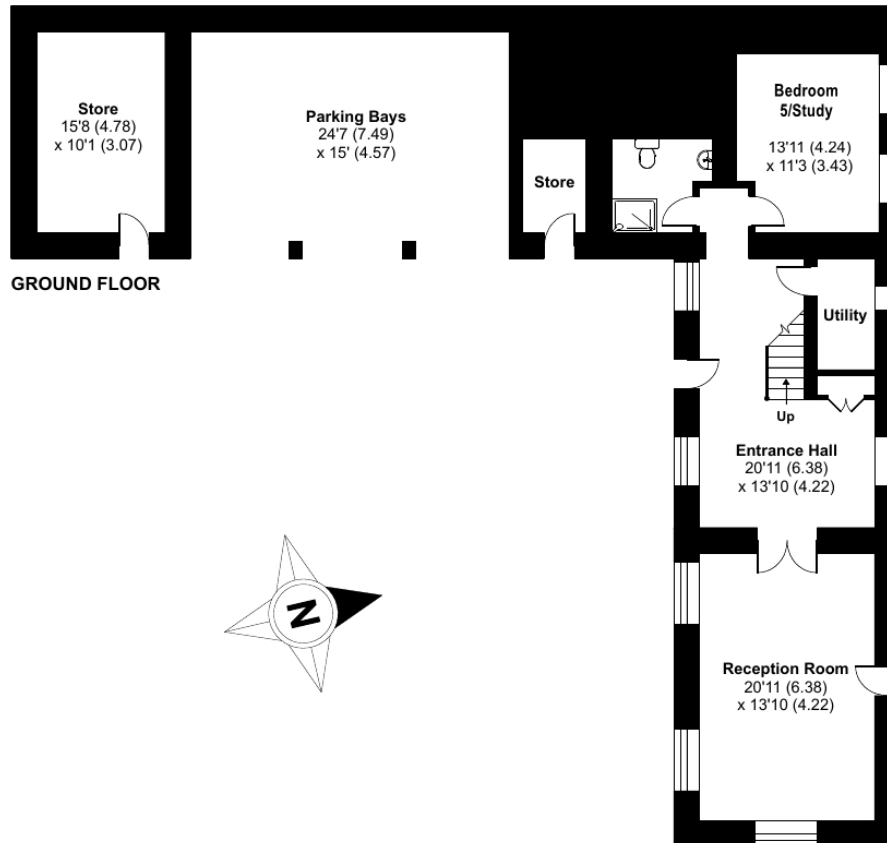


Approximate Area = 2650 sq ft / 246.1 sq m (excludes store / parking bays)

Store = 157 sq ft / 14.6 sq m

Total = 2807 sq ft / 260.7 sq m

For identification only - Not to scale





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### SERVICES

Mains water and electricity are connected. Private drainage. Oil central heating and wood stove.

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

### VIEWING

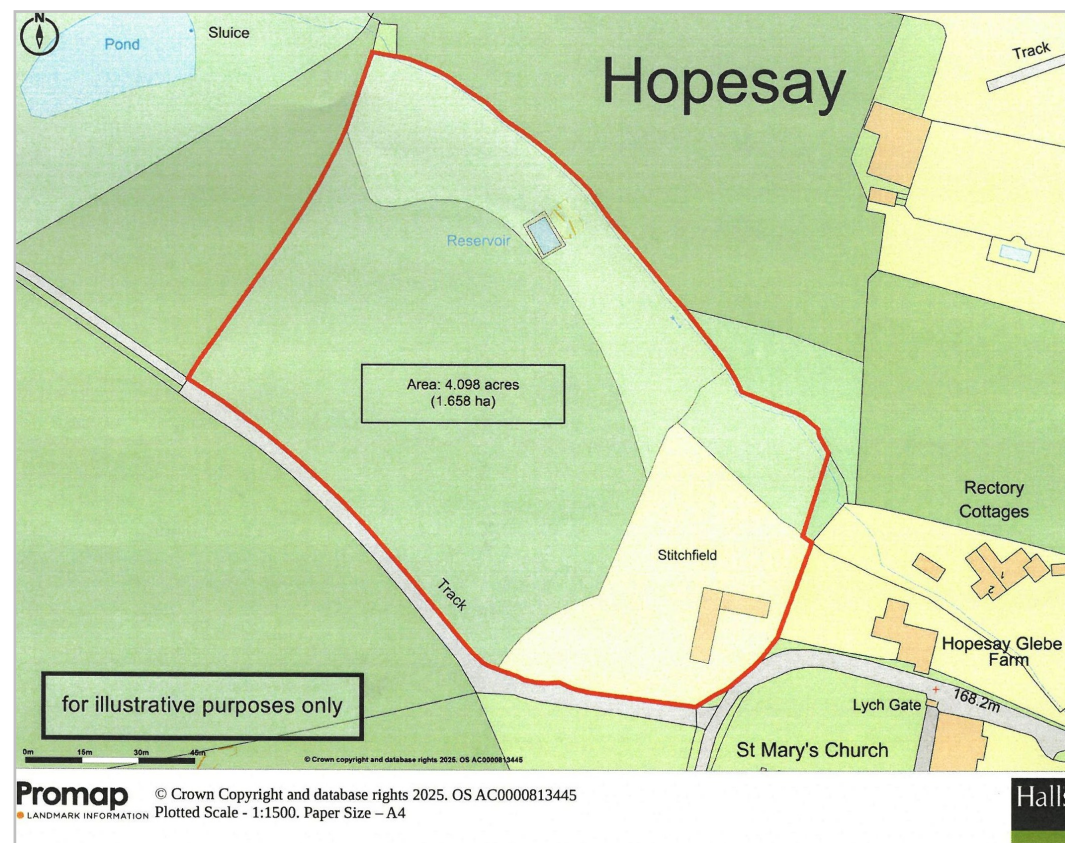
Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

### COUNCIL TAX

Shropshire Council Band G.

### MONEY LAUNDERING REGULATIONS

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Bishops Castle Office:  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 65 D      |
| 39-54 | E             |         |           |
| 21-38 | F             | 31 F    |           |
| 1-20  | G             |         |           |

