



# LITTLE HOBARRIS FARM

CHAPEL LAWN | BUCKNELL | SY7 0BX





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Clun 2.5 miles | Bishops Castle 8 miles | Knighton 6.4 miles | Craven Arms 11 miles  
Ludlow 19 miles | Shrewsbury 32 miles

(all mileages are approximate)

A VERY ATTRACTIVE GRADE II LISTED FAMILY HOME, WITH AN ANNEX,  
GARDENS, STABLES, MENAGE AND GRAZING LAND  
POSITIONED IN THE MOST IDYLIC OF LOCATIONS  
IN APPROX 12 ACRES OF LAND.

Idyllic, private location with services 2.5 miles away  
4 bedrooms and 3 reception rooms  
A range of outbuildings  
Exceptional views  
Air source heating and solar  
Equestrian set-up with stabling, menage and fields  
About 12 acres (4.85 ha)



**Shrewsbury Office**

2 Barker Street, Shrewsbury,  
Shropshire, SY1 1QJ

**T:** 01743 236444

**E:** shrewsbury@halls.gb.com

Viewing is strictly by appointment with the selling agents

## SITUATION

Little Hobarris Farm is set within the spectacularly beautiful Shropshire Hills National Landscape, just outside the popular town of Clun. Clun has a dramatic Norman castle ruin, a 12th Century church, 14th century stone bridge over the River Clun, and has pubs, cafes and shops. Knighton and Bishops Castle are also nearby and have a larger range of facilities.

Slightly further away is the historic and picturesque town of Ludlow, which is famed for its 'black & white' buildings and has frequent town centre markets, vibrant festivals and independent shops.



Other nearby recreational activities include a golf course and horse racing at both Ludlow and Hereford. There are theatres, cinemas, and concerts in many of Herefordshire's and Shropshire's towns and villages, including Clun and Chapel Lawn. There are many opportunities for outriding from the property across Forestry England, bridleways and down the local peaceful lanes.

There are good communication links to Shrewsbury and Hereford via the A49. There are train stations at Bucknell and Knighton which connect to Cravens Arms, which is on the Manchester to Cardiff main line with access to London via Newport or Shrewsbury in a little over three hours.

Bishop's Castle has primary and secondary schooling. There are two other primary schools, St Georges CofE Academy in Clun and Newcastle CE Primary School at nearby Newcastle-on-Clun. In the private sector, Bedstone College is about 7 miles away and Moor Park is approx. 25 miles away.

DESCRIPTION

Little Hobarris Farm is a spectacular property, offering a beautiful, characterful countryside home, in a picture-postcard setting with approx. 12 acres of land, equestrian facilities and a range of outbuildings, with the potential for many different uses. The property enjoys the most fantastic rural views and is presented to a high standard.

The attractive Grade II listed stone house has been converted over the years, with its origins thought to date back to the 16th Century.

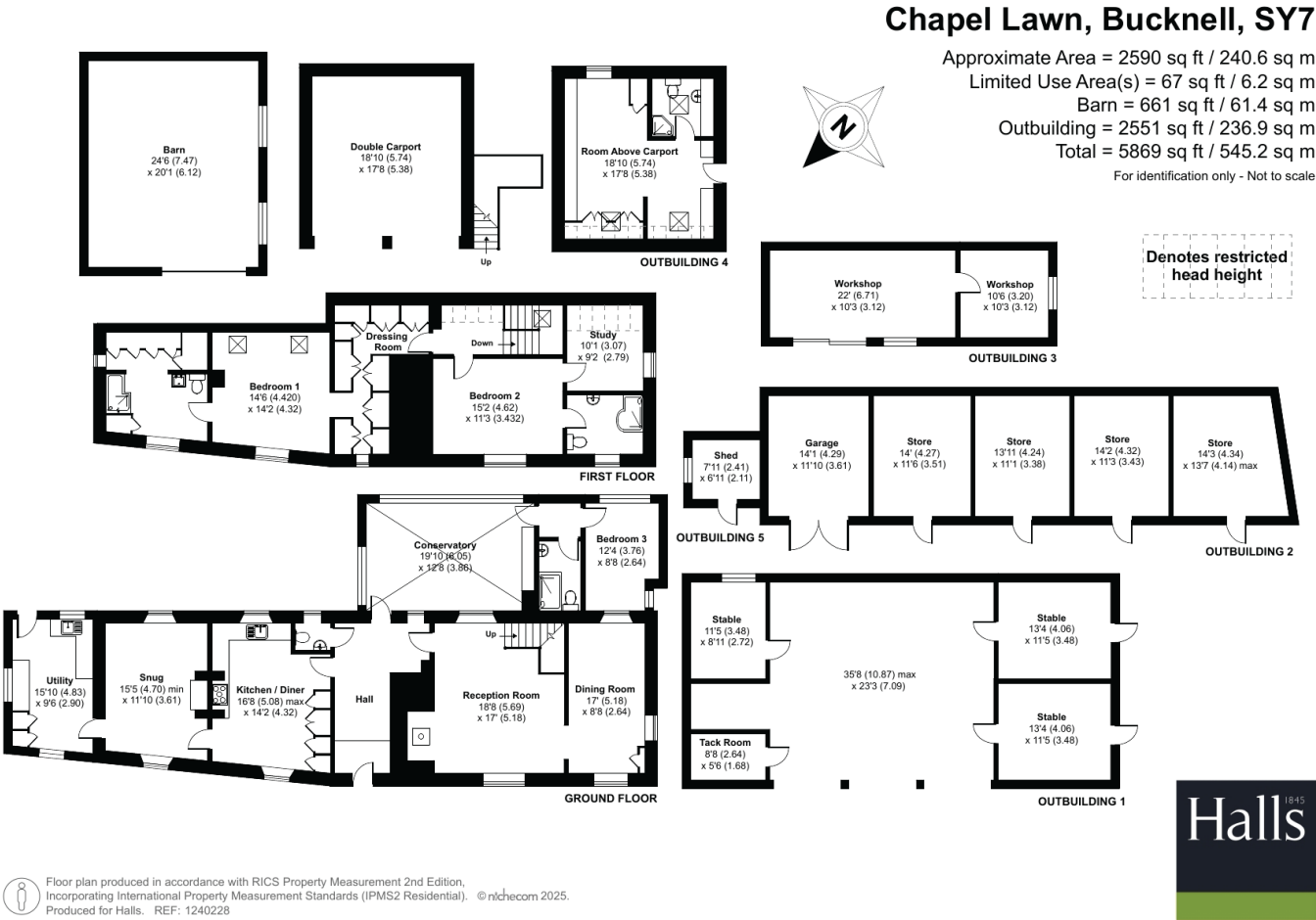
It now offers a lovely mix of charm and character, with a contemporary finish in places, giving superb modern family living accommodation. The main reception rooms have flagstone floors and wood-burning stoves to ensure a warm and welcoming feel throughout. The kitchen is bespoke, offering made to measure oak units, dresser and worktops, and a centrally positioned range style cooker.

Adjacent to the kitchen is the family room/snug with log burner and beyond that a large utility room and boot room with rear access to the garden and land. To the other end of the house is a large living room with timbers and beams which is currently used as a drawing room and dining room.

Completing the ground floor accommodation is a glazed garden room with sliding doors, giving access to the patio and offering stunning views with a south westerly aspect.

Beyond the garden room, the owners have added a guest bedroom and wet room with underfloor heating.

On the first floor, there are two impressive bedroom suites. One is the principal bedroom with dressing room and en-suite bathroom. The second suite has a bedroom and en-suite shower room and there is a study/4th bedroom located off it.





## OUTSIDE

The superb range of outbuildings offer tremendous potential for many uses.

Several of the buildings form a courtyard to the front of the main house. These buildings include what is believed to have been a granary, the upstairs of which has been converted to a large bedroom and shower room, with a cart shed below, which is now used as a carport. There is also a large timber storage barn with mezzanine floor, a workshop, four stone-fronted stables, a garage and a shed.

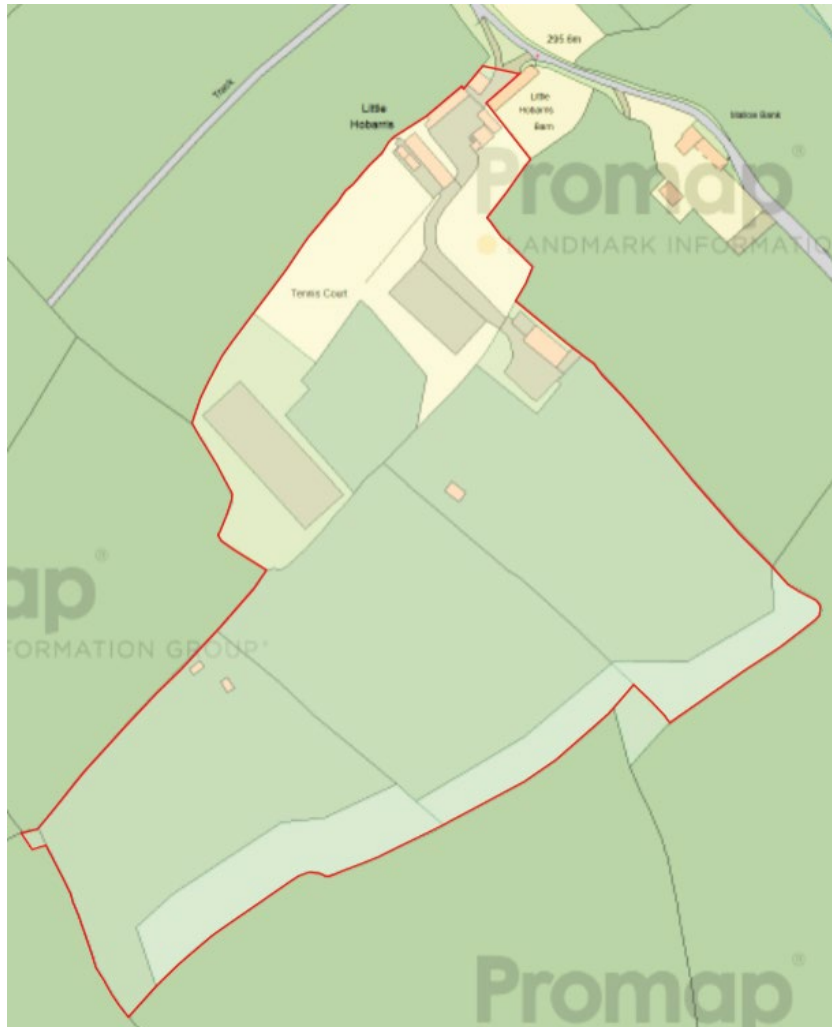
A gravel track from the front courtyard passes between the house and orchard and continues past the tennis court and on to a modern timber barn. The barn comprises three stables and storage and is adjacent to the grazing land.





## THE GARDENS

The landscaped gardens slope upwards away from a patio to the rear of the house. Beyond them are vegetable growing areas, a potting shed and a poly tunnel. Beyond those is an outdoor 20m x 60m Charles Britton menage, with spectacular views of the valley and surrounding hills.





## DIRECTIONS

From Shrewsbury, proceed south on the A49 to Craven Arms, turning right at the third roundabout onto the B4368 signed Clun. Continue to Clun and through the town - turning left at the junction to go over the river bridge - and continue up the hill, passing the church, then taking the left hand turn after the bend signed 'Hobarris 2.5 miles'. The property can be found on the right hand side, on reaching the hamlet of Hobarris. The Sat Nav will take you to the driveway of the property.

What3words: crows.responded.pinchs

## FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

## TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

## SERVICES

Mains electricity. Air source heat pump and solar panels, with oil boiler for backup. Private water supply via a bore hole. Private septic tank. None of the services have been tested.

## COUNCIL TAX

The property is currently showing as Council Tax Band F. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

## VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ.

Tel: 01743 236444.

Email: [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com).



### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with

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4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.



