



2 Clockhouse Stables, Cound Park, Cound, Shropshire, SY5 6BJ

4 bedroom barn conversion — £335,000 Freehold

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Coopergreenpooks.co.uk

£335,000 Freehold—4 bedroom barn conversion

sales@cgpooks.co.uk

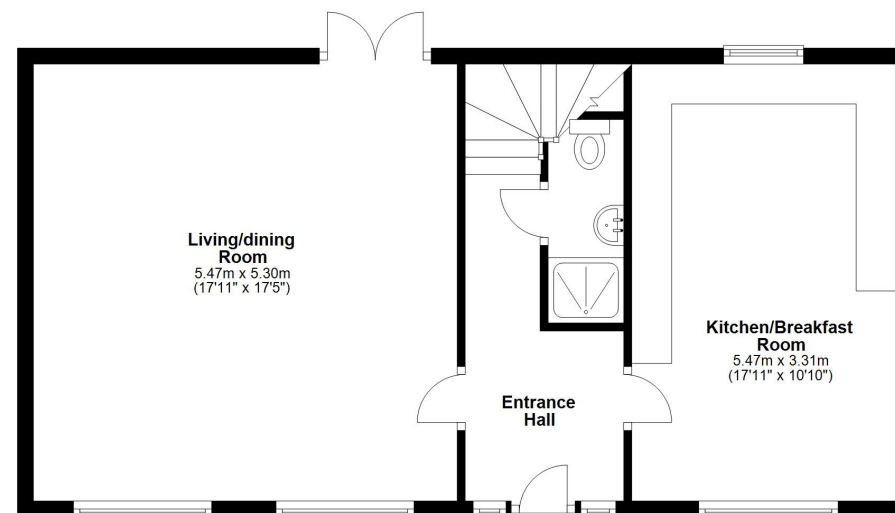
Clock House Stables is situated within the exclusive and gated Cound Park estate, just a 10-minute drive from Shrewsbury. This very attractive conversion is in a walled courtyard setting with private parking and garden, from which there are views of the impressive Cound Hall

KEY FEATURES

- Well-presented interior with oak panelled doors, wood effect flooring throughout the ground floor, double glazed windows, and energy efficient biomass heating
- Feature glazed arched entrance to hall with cloaks/shower room
- Good sized living/dining room with full length window to front and glazed double doors to rear patio and garden
- Fitted kitchen/breakfast room with full length window to front and further window to rear
- Turning staircase from hall to landing where there are 4 bedrooms and a family bathroom
- Electric gated development and block paved courtyard setting, shared with just 4 other properties within the grounds of Cound Hall
- Parking in front of the property for 2 cars
- Private lawned rear garden with paved sun terrace, enclosed by established hedging
- Cound Park is ideally situated in the attractive village of Cound with its historic church, thriving tennis club, cricket club and village hall. There is direct access to a public footpath and a range of stunning country walks which include one to the renowned and recently refurbished Riverside Inn. Cound was recently voted one of the most desirable villages to live in Britain (Telegraph Jan 2023). Locally there is a post office and village shop at Cross Houses and the lovely market town of Much Wenlock is just 5 miles away, as is the impressive county town of Shrewsbury

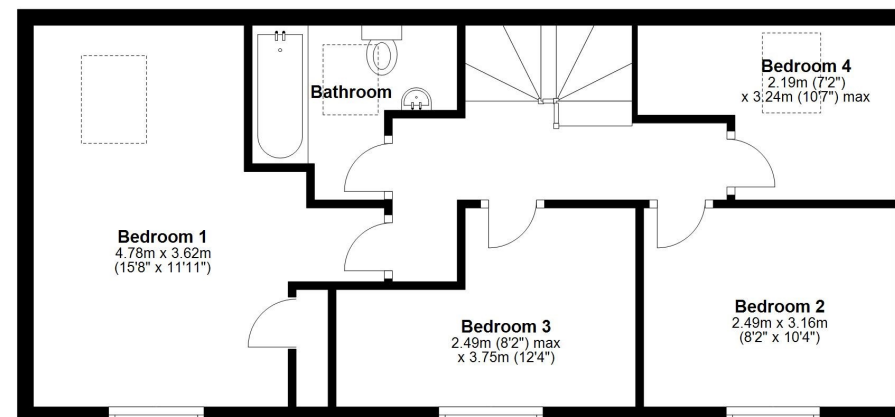
Ground Floor

Approx. 59.1 sq. metres (635.7 sq. feet)



First Floor

Approx. 51.6 sq. metres (555.2 sq. feet)



Total area: approx. 110.6 sq. metres (1190.9 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.









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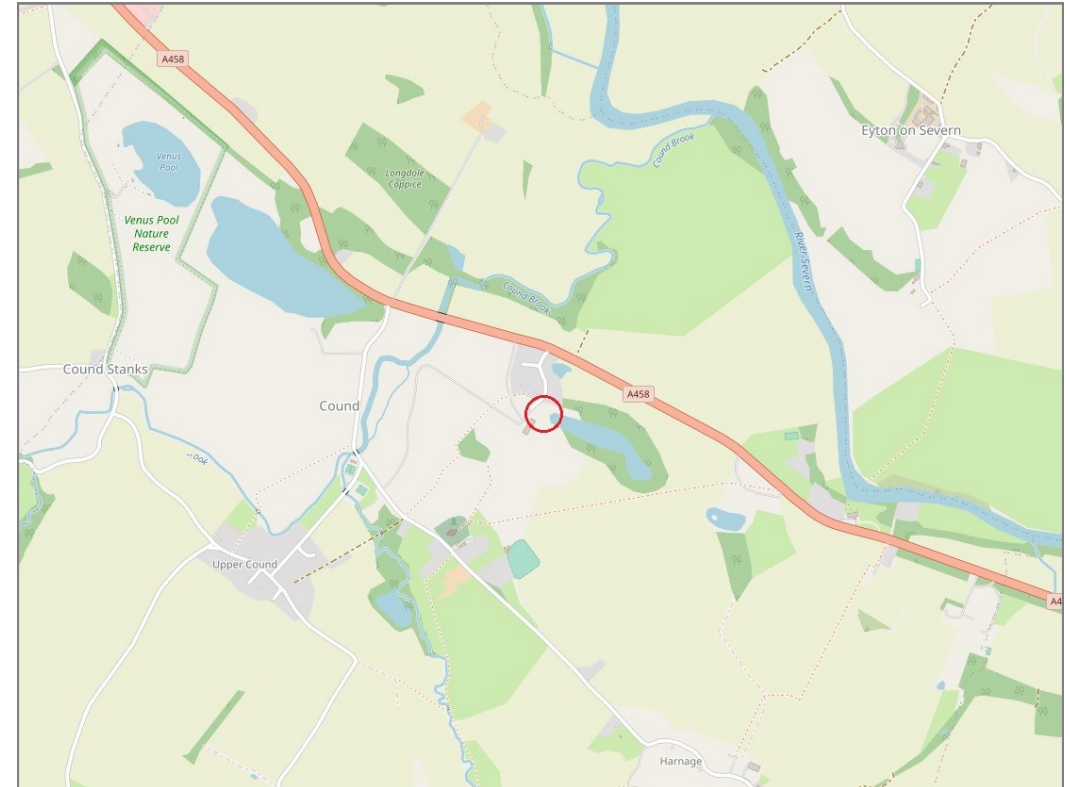
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Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC	Band C
Services	Mains water and electricity are connected with septic tank drainage and biomass heating

 **Expert mortgage advice available**

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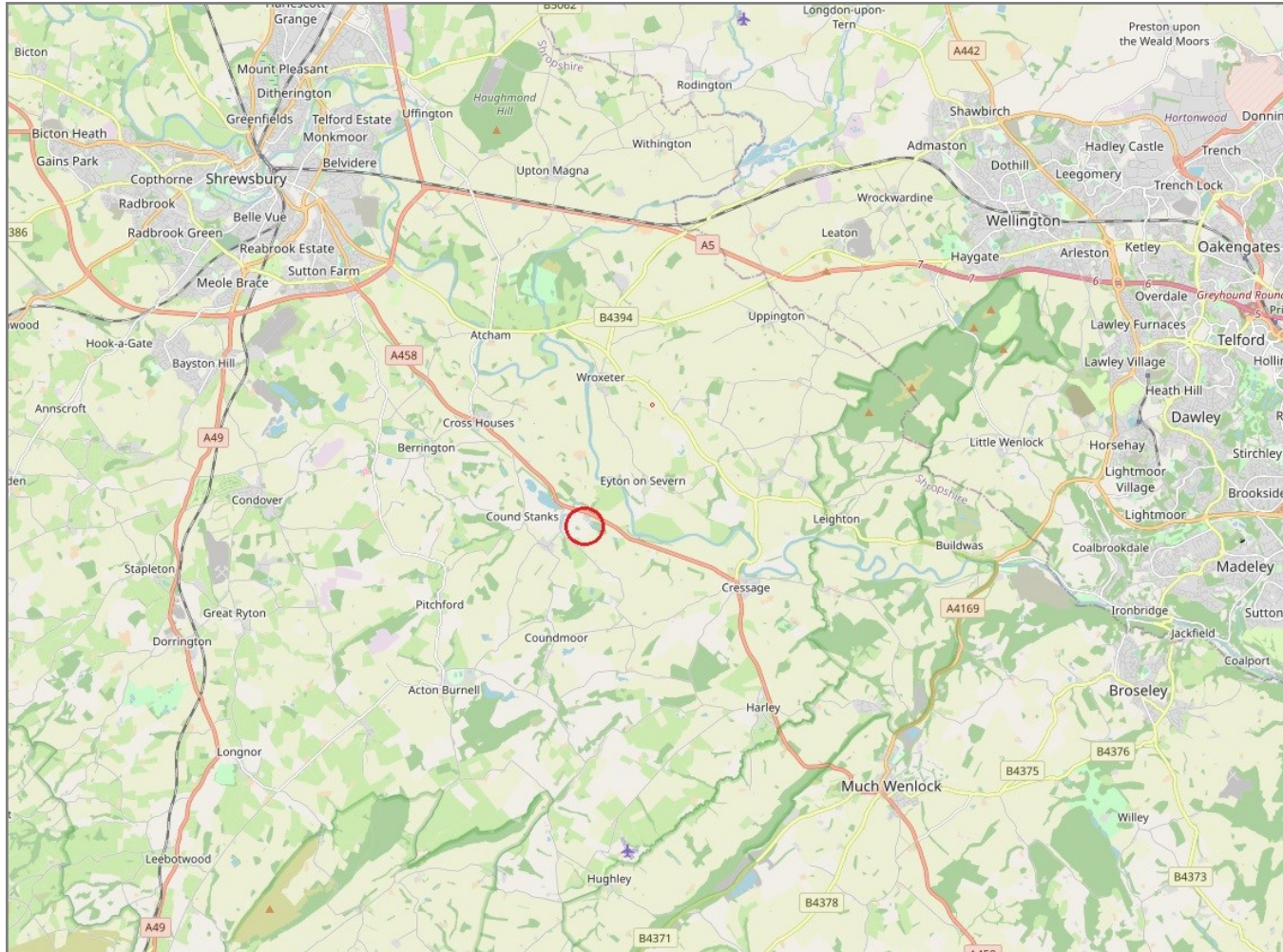
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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