



Pervin, Caynham, Ludlow, SY8 3BP  
Price £1,950,000

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# Pervin, Caynham, Ludlow

This wonderful small country estate is offered to the market with a large farmhouse which has garaging and a granary, together with a set of magnificent barns, which hold current planning permission to develop them into three, three bedroom barn conversions. The Farmhouse has been restored and enhanced by the current owners and is offered to the market with five bedrooms. The second floor offers a potential to create the most amazing Master suite with its own lounge, en-suite and dressing room, or a further two bedrooms.

## FEATURES

- Detached farmhouse
- 7 Bedrooms or large Master suite
- Garaging and Granary
- Beautiful barns with full planning permission.
- 7 Acres in total including old cider orchards
- Natural pond.
- Recently refurbished and enhanced by current owners

### Material Information

**Price** £1,950,000

**Tenure:** Freehold

**Local Authority:** Shropshire

**Council Tax:** G

**EPC:** (null)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

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## Introduction

Pervin forms part of the Caynham Estate, originally sold in 1541 by Henry V111 following the dissolution of the Abbey of Wigmore. Over the centuries the estate has gradually been subdivided, and in the 1920's was sold to Frederick Robinson who up until its sale 10 years ago had been a tenant of the estate since 1909. The farmhouse is a magnificent half-timbered and local stone building and retains many original features. A particular feature of the farmhouse is the barns, stables and granary including a spectacular archway leading to the property which are arranged in a horseshoe. The plank clad barns which hold current planning permission retains the original stone floors and the original timbers bear the carpenters marks. The farmhouse has in excess of 4,000 sq feet,

## Property description

Go under the archway and park in front of one of the garages, enter the farmhouse into a large beamed ceiling hallway with stairs rising to the first floor, heavily beamed ceiling and walls make a grand entrance, and are the beginning of this wonderful journey. The farmhouse kitchen was originally two rooms and has been opened up by the current owners to provide a large, warm and welcoming country farmhouse kitchen, with quarry tiled flooring, bespoke kitchen units with drawers beneath. The heart of the home is the beamed and tiled inglenook, which holds a three oven Aga together with its electric companion Aga stove to the left. The sink over-looks the front courtyard, and there is space for both a large fridge/freezer and dishwasher. The dining end has enough head height to take a large dresser as well as farmhouse kitchen table and chairs and sofa. You can imagine a cold night and just sitting with the heat from the Aga as you sip a cup of warming Cocoa. The Main drawing room has a large vaulted beamed ceiling and the flagstone flooring has been inset with granite upon which sits a lovely Clearview wood burning stove. The feature local stone wall has large picture windows over-looking the rear garden and open countryside beyond. A Christmas tree would sit beautifully in this elegant formal drawing room. From the hallway there are two further reception rooms, summer and winter, both having inglenook recesses and both housing wood-burning stoves, the wood being available from your own cider orchards. The winter reception has the original oak stripped flooring, whereas the summer one has herringbone parquet flooring. A Secret door from this room takes you into a large storage area, well hidden from view, and a terrific place for hide and seek although if you didn't know the room existed you could be there a while!. A conservatory runs along the back of the farmhouse and offers splendid views. A real quiet space, just to sit and read, whilst drinking in the view. There is also a shower room on the ground floor which doubles as a guest cloakroom. Stairs to a large cellar are accessed off the rear facing winter sitting room. Take the stairs to the first floor and

here you will find four bedrooms with the Master bedroom having an en-suite and a further family bathroom on this floor, All the bedrooms on the first floor are doubles and, in my opinion, the current Master would be turned into the guest suite. Take the stairs to the second floor and open your eyes and mind to what should become an exquisite Master suite or potential for two additional bedrooms. The stairs bring you up into a large reception room, which could be incorporated into the Master suite as an office/further bedroom with stripped wooden flooring and a heavily beamed vaulted ceiling. A Suffolk larch door from this room leads you into what could become a private sitting room with far reaching views to the front elevations. Open the door into a baronial size vaulted ceiling main bedroom double aspect with far reaching views to both front and rear elevations. There are walk ways through the beams themselves, this suite alone is well worth the visit to the farm, its space and grandeur need to be seen to be believed. Off this rooms is a vaulted ceiling bathroom, and further bedroom, which would convert into a luxurious dressing room. You could however begrudgingly give this over to a relative. This farmhouse is the property of ones dreams.

## Outbuildings

Pervin is to be sold with the stables, granary and side barn. The large barn has current planning permission to change into three beautiful residential properties. These barns would be developed with 2 acres of land. The steel and corrugated barns would need to be removed to offer the development far reaching views. Pervin itself would then retain a 5 acre paddock and the garden immediately behind the farmhouse.

## Gardens

The rear garden is laid to lawn with a patio area to house the table and chairs and offer an ideal place for a barbeque. Through the gate to a natural pond and surrounding garden, there is a further area gated that takes you to the front courtyard.

The cider orchard and paddock is located on the left as you go down the driveway.

## Services

Mains: Water and Electric

Drainage: Septic Tank

Gas: LPG Tank

Council Tax: Band G

## Location

Caynham is a village and civil parish in south Shropshire, England. The parish lies on the River Terme. It can be accessed via the A4117 or the A49 roads and is located 2+1/2 miles (4 km) southeast of the market town of Ludlow. Being on the doorstep to the town centre you will find a range of independent traders, shops and cafés with frequent open air markets, food festivals,





events and the infamous Castle

Regarded as one of the best "foodie" towns in the country and with some of the most beautiful buildings anywhere which showcases how building forms have developed from the medieval period through to the 18th and 19th Century.

The word "Caynham" is an Old English derivation of "Caega's Ham" or homestead of a person called Caega.[3] It is believed the Saxons arrived in the area around 550–600 AD. Caynham (often written as Cainham in historic texts) is also mentioned in the Domesday Book (1086):

### Planning applications

Planning has been approved to convert the barn into three 3 bedroom dwellings.

Please visit the Shropshire planning website for full details.

No: 20/00281/FUL

No: 22/01232/DIS

No: 22/03695/DIS

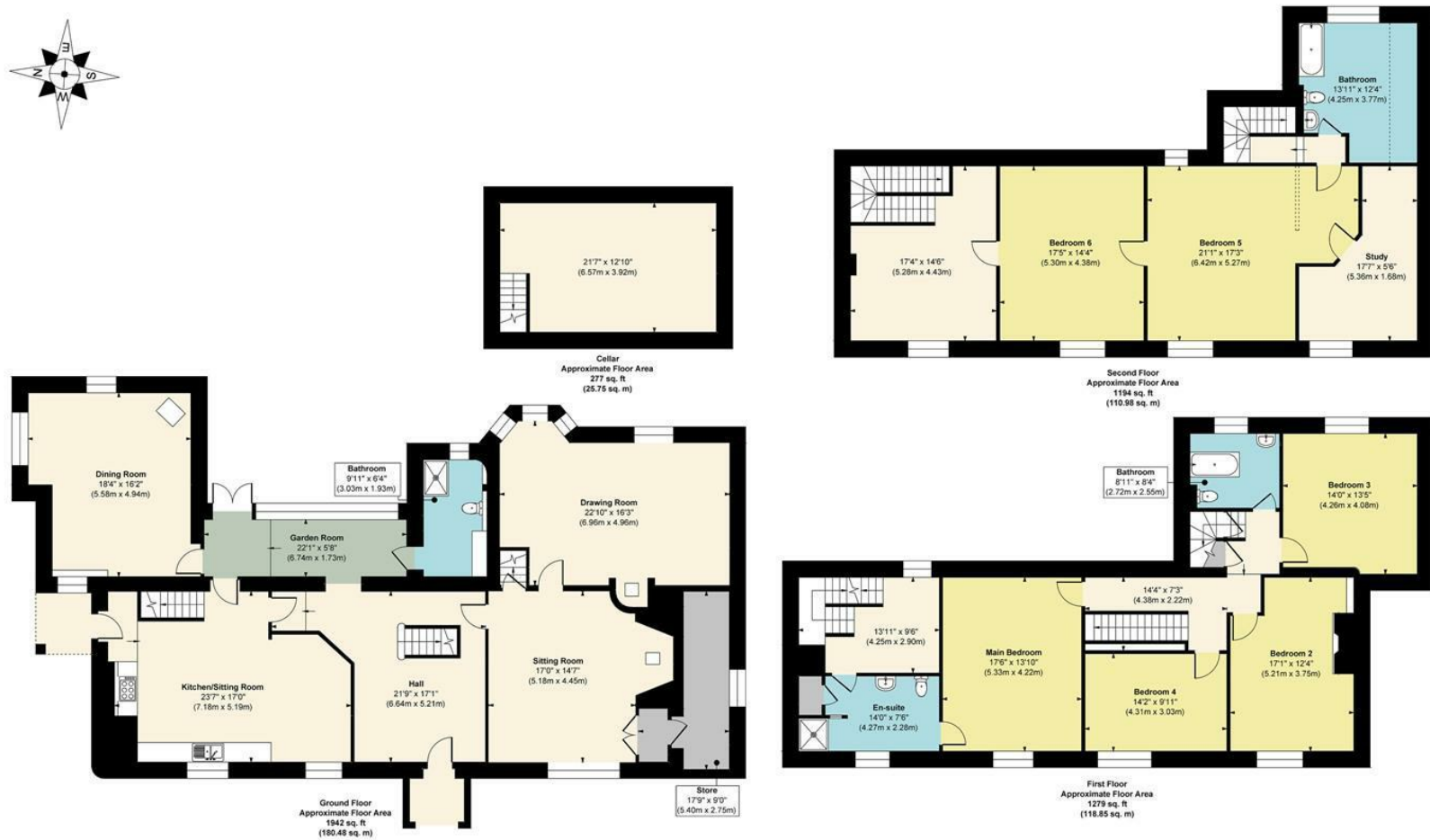


### DIRECTIONS





# Pervin Farm, Caynham, Shropshire, SY8 3BP



## Approx. Gross Internal Floor Area

Cellar = 277 sq. ft / 25.75 sq. m

Main House = 4415 sq. ft / 410.31 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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