

The Hay Barn, Guilden Down, Craven Arms, SY7 8NZ  
Guide Price £795,000



# The Hay Barn Guilden Down Craven Arms

Hay Barn is newly converted and has been dressed as a show-home and situated in an area of outstanding natural beauty within a small an exclusive development of architecturally designed converted barns. Finished to a very high standard with solid oak ledge and braced doors, oak flooring and a wealth of exposed timbers. The property has the benefit of a small paddock and stunning views over open countryside.

- Newly converted three bedroom detached barn
- High spec in kitchen and bathrooms
- Courtyard setting
- Small paddock of approximately 0.5 acre
- Three bedrooms and three bathrooms
- Two side by side single garages and further open barn style parking.
- Stunning views

## Material Information

Guide Price £795,000

Tenure: Freehold

Local Authority:

Council Tax:

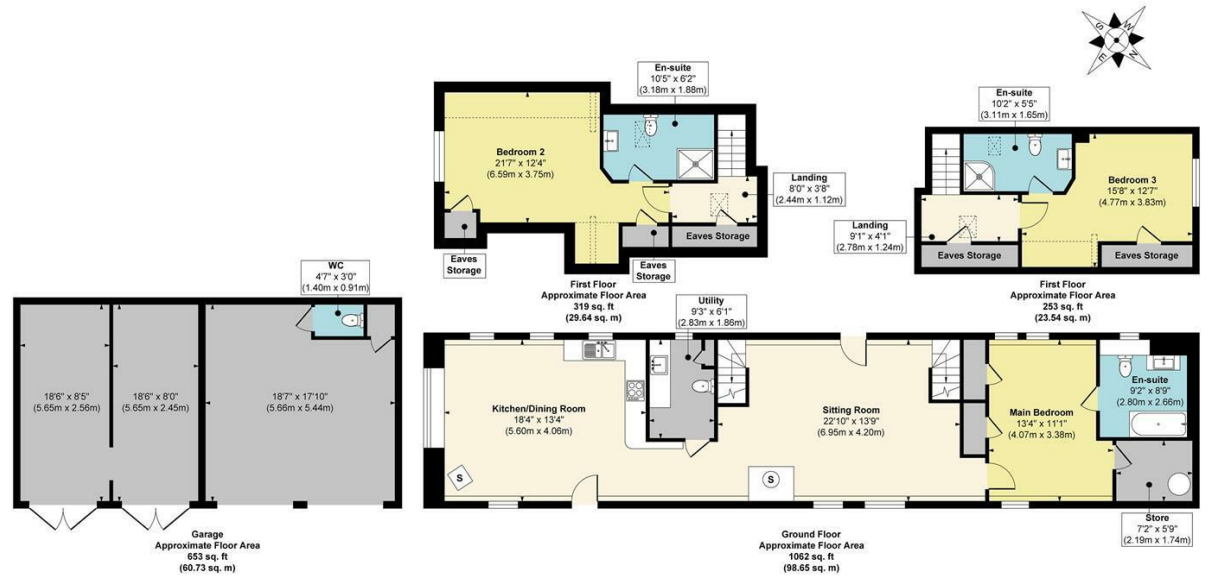
EPC: (null)

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 95 A      |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Please note that the dimensions stated are taken from internal wall to internal wall.

## Hay Barn, Guilden Down, Shropshire, SY7 8NZ



Approx. Gross Internal Floor Area  
Main House = 1634 sq. ft / 151.83 sq. m  
Garage = 653 sq. ft / 60.73 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.

## Introduction

This beautiful barn conversion offers three bedrooms and bathrooms open plan drawing room with vaulted ceiling, large kitchen/diner, and double garage with open barn style for further parking. The barn has been dressed as a show home Internal viewing is highly recommended.

## Property Description

Open the front door, into this magnificent high vaulted and dramatic drawing room, with exposed timbers, oak flooring and not one but two minstrel galleries. Large picture windows. Log burning stove sits nestled in the corner, and, two staircases lead to the first floor. From the drawing room walk towards the large kitchen/dining/family room, with stunning views over the open countryside complete with its own log burning stove. Wall units with granite surfaces grace one end of this beautiful space with exposed beams, picture windows, and door opening onto the garden and patio area. The oak flooring adds a touch of class and there is room for both table chairs and a comfy sofa in-front of a further log-burning stove in this open plan living space. Whilst the main drawing room is elegant, this room offers the chance to put your feet up on the sofa, sip a hot chocolate, and just bask in the ever changing seasons right outside your door, whilst the log burning stove keeps you cosy warm. Close to the kitchen is a useful utility room. The Master bedroom is situated on the ground floor, and once again oak beams adorn the walls, large wardrobes with beautiful oak doors and en-suite bathroom with panelled bath with shower over, offering both rainforest head and separate shower for washing ones hair. Sink inset into two drawer vanity unit, with close coupled WC. Granite sills and attractive glass shelving, to put the candles on whilst you while away the hours in a deep bubble bath. Take the first staircase to the minstrel galley and enter bedroom two with vaulted ceiling, enough space for a super king bed, together with a comfy sofa. Eaves storage and door to en-suite shower room, with walk in shower, wall hung heated towel rail. Vanity unit and close coupled WC. The second staircase leads to the third bedroom, once again with its own en-suite. This barn offers total unique living, and the creaking beams chatter away as they meld into the space and surroundings.

## Garden and Grounds

The property has the benefit of small paddock (0.53 acres), which over-looks open countryside and beyond.

## Garage and Parking

The property has the benefit of both a double garage and two bay car port. Ideal to turn one half of the garage into a work shop.

## services

Private Water from a Bore Hole - £350 per annum (New Bore Hole in 2019 when barn conversions started - plant equipment upgraded & expanded in 2023)  
Treatment Plant - £200 per annum (New one put in 2021)  
Air Source Heating and under floor heating throughout all of the ground floor  
Both owned & look after by Gwilliam Enterprises Ltd. (Gwilliam sisters x 3 & husbands - 6 Directors).

## location

Guilden Down is a tiny rural hamlet and working farm set amidst the Shropshire Hills Area of Outstanding Natural Beauty just one mile from the pretty town of Clun. Research by the Campaign for the Protection of Rural England suggests that Clun is one of the most tranquil locations in England. The town has a good range of local facilities including a primary school, doctors surgery, pubs, tea rooms and a post office. It is a destination for tourists wishing to explore the Welsh Marches and beyond. More comprehensive facilities can be found at the Market Towns of Bishops Castle, 6 miles distant and historic Ludlow 18 miles.

## Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

## Directions

