



The Red Barn, Abdon, SY7 9HZ  
Offers In The Region Of £1,100,000

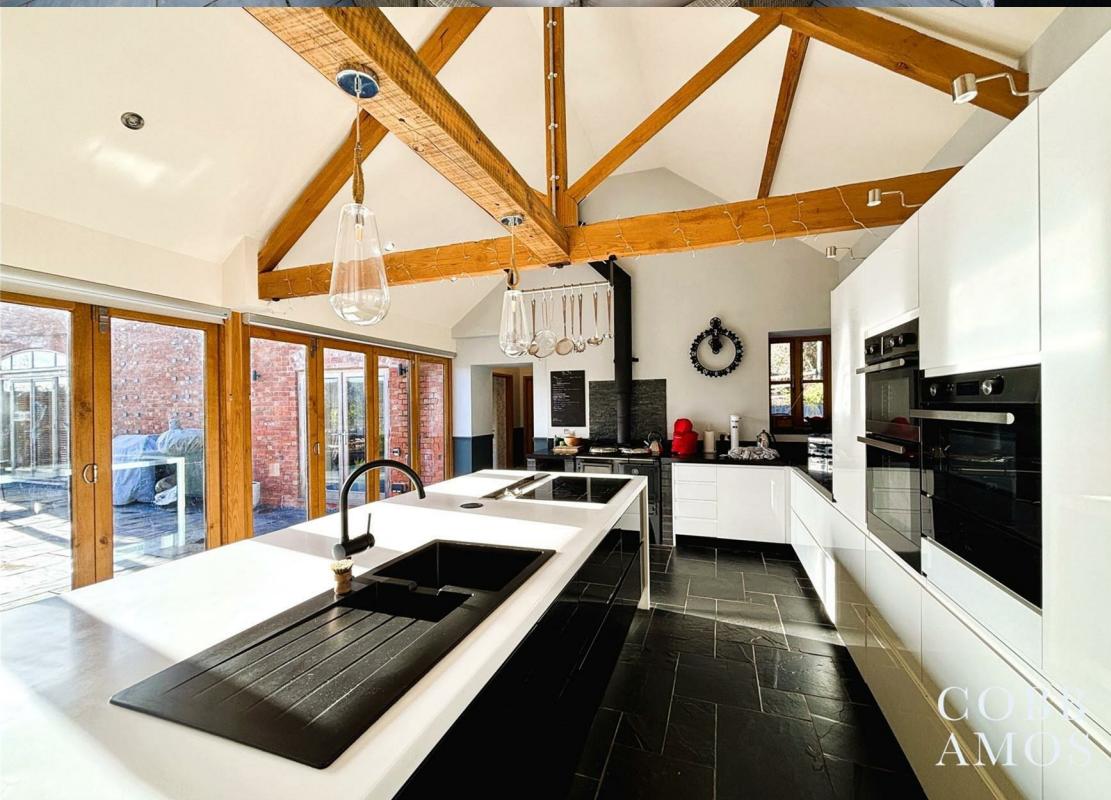
COBB  
AMOS

SALES | LETTINGS | AUCTIONS  
LAND & NEW HOMES

# The Red Barn, Abdon



COBB  
AMOS



COBB  
AMOS

A Rare Opportunity to Own a Stunning Barn Conversion.

Welcome to The Red Barn, a breathtaking, fully renovated barn conversion that harmonises contemporary elegance with timeless character. Sitting in the heart of Shropshire's rolling countryside, this exceptional residence offers modern comforts, eco-friendly features, and space for multigenerational living.

## FEATURES

- Main Residence with 4 Spacious Bedrooms | Inc. A Self-Contained Annexe
- Versatile Multi-Generational Accommodation
- Two Additional Living Spaces: The Loft & The Silo
- Expansive Agricultural Barn, Ideal for Equestrian, Workshop or Hobby Use
- Eco-Conscious Features: Solar PV with Battery Storage and EV Charging
- 3.6 Acres of Beautifully Landscaped Gardens, Orchard, and Paddocks
- Viewing Highly Recommended

### Material Information

**Offers In The Region Of** £1,100,000

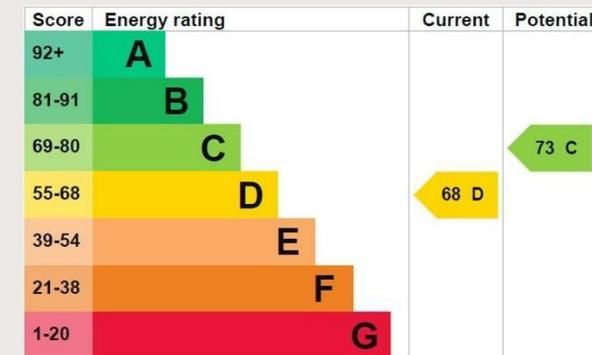
**Tenure:** Freehold

**Local Authority:** Shropshire Council

**Council Tax:** G

**EPC:** D (68)

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



## Introduction

With unparalleled charm, flexible living spaces and stunning countryside views, The Red Barn is truly one-of-a-kind. Whether you seek a spacious family home, a multi-generational retreat, or an opportunity to embrace country living, this property is not to be missed!

## Property Description

As you enter this elegant and spacious home, the Reception Hall welcomes you with stylish tiled flooring and a dedicated Office Area. Continue through to the heart of the home, the open-plan Kitchen / Breakfast Room is a showstopper! Designed for entertaining, it boasts a bespoke kitchen, large central island, and an Esse cooking range. Bi-fold doors seamlessly connect the indoor space with the courtyard garden - perfect for al fresco dining. The very generous Living Room features large dual aspect floor-to-ceiling windows bringing in an abundance of natural light, a rustic brick fireplace with a log burner and a hidden spiral wine cellar. The adjacent snug is a cosy versatile and inviting space, with French doors to the garden, built-in storage and mood lighting.

The Red Barn offers a private wing for guests or family, this self-contained annexe includes a sitting room with exposed stone walls and French doors to the garden, a comfortable and spacious double bedroom and a luxury bathroom with a freestanding bath and his-and-hers sinks.

Stairs ascend from the reception hall to the first floor where you will find a tranquil retreat. The Master Suite features vaulted ceilings, oak wardrobes, a dressing area & en-suite shower room with opaque glass partition, double walk-in shower and vanity unit with his-and-hers sinks. Bedrooms two and three are beautifully styled, sharing a Jack & Jill shower room with walk-in shower, vanity unit inset wash basin and horizontal heated towel rail. A further versatile room on the first floor could provide options as a hobby room, dressing room, studio, gym, nursery or bedroom 5.

## Outside & Grounds

The stunning outdoor space is thoughtfully designed for both relaxation and practical use. Landscaped gardens sit to the rear of the property, with hot tub, greenhouse, and raised beds. Expansive paddocks are ideal for smallholding or equestrian use with a newly built steel-framed barn providing versatile space for a workshop, stables, or storage. Spacious and well-equipped garages provide accommodation for housing multiple motor vehicles, off-road parking is also available for several vehicles with EV charging point ready to go.

## The Loft

This self-contained first floor single storey area sits above the Garage and includes an Open Plan Living Area / Bedroom,

Kitchen and Shower Room. The Kitchen includes a matching range of units of cupboards and drawers, ample work surfaces, oven, sink and planned space for fridge.

## The Silo

The Silo truly does offer the wow factor! Beautifully and tastefully converted, this little building includes a Sitting Room / Kitchenette with log burner, and with a spiral staircase leading up to the Bedroom and Shower Room. Also benefitting from a private garden with hot tub, perfect as guest accommodation for friends and family.

## Location

The Red Barn is situated in the rural village of Abdon in Shropshire. Abdon lies on the slopes of Brown Clee Hill, the highest point in Shropshire, offering scenic views and a tranquil environment. The area is characterised by its rolling hills and agricultural landscapes, typical of the Shropshire countryside. The nearest towns are Craven Arms and Ludlow, equidistance away - approximately 10 miles to the west and south, providing access to amenities and transport links.

## Services

We understand the property has a Bio Mass boiler, mains electricity, mains water and a water treatment plant which recycles and cleans to sewage water. The downstairs of the main house has underfloor heating, whilst the first floor is heated via modern radiators. Both are run by wood pellet Windhager biomass boiler which also provides the domestic hot water.

**Sewage:** Water treatment BioDisc plant, situated in the three acre field which has been serviced by the provider Kingspan since installation. The property also benefits from solar panels installed on the south facing roof of the garage block

## Broadband Speeds

Estimated Broadband Speeds - Basic 2 Mbps | Superfast Available

## Flood Risk

Rivers and the sea: Very low.

## Local Authority

Shropshire Council  
Tax Band: G

## Tenure

We understand the property is Freehold.

## Agents Note

The sellers have advised that a footpath runs along the upper end of the paddock

Additionally, the property features a solar PV and battery system, generating approximately £800 per year through a Feed-in Tariff (FIT). An EV charging point is also included.



COBB  
AMOS

COBB  
AMOS



## Buyers Identification Check Charge

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 £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

## Viewing Arrangements

This rare gem in the heart of the south Shropshire countryside offers an unbeatable opportunity to create your dream rural lifestyle.

Don't miss out on this exceptional property, please contact us for further details or to arrange a viewing.

Cobb Amos, Ludlow: - Tel: 01584 874 450 Email: ludlow@cobbamos.com



## DIRECTIONS

We recommend using What3Words, navigate to: - ///sweep.unloading.bagpipes





COBB  
AMOS



COBB  
AMOS



COBB  
AMOS



COBB  
AMOS



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.

# COBB AMOS

SALES | LETTINGS | AUCTIONS  
LAND & NEW HOMES

## Hereford

Telephone: 01432 266007  
[hereford@cobbamos.com](mailto:hereford@cobbamos.com)  
14 King Street, Hereford, HR4 9BW

## Leominster

Telephone: 01568 610310  
[leominster@cobbamos.com](mailto:leominster@cobbamos.com)  
5 Broad Street, Leominster, HR6 8BS

## Head Office

Telephone: 01568 605300  
[hello@cobbamos.com](mailto:hello@cobbamos.com)   [accounts@cobbamos.com](mailto:accounts@cobbamos.com)  
First Floor Executive Suite, 5 High Street, Ludlow, SY8 1BS

## Ludlow

Telephone: 01584 874450  
[ludlow@cobbamos.com](mailto:ludlow@cobbamos.com)  
5 High Street, Ludlow, SY8 1BS

## Knighton

Telephone: 01547 529907  
[knighton@cobbamos.com](mailto:knighton@cobbamos.com)  
22 Broad Street, Knighton, LD7 1BL

## Lettings

Telephone: 01432 266007  
[lettings@cobbamos.com](mailto:lettings@cobbamos.com)  
14 King Street, Hereford, HR4 9BW

## Land & New Homes

Telephone: 01584 700648  
[landandnewhomes@cobbamos.com](mailto:landandnewhomes@cobbamos.com)  
5 High Street, Ludlow, SY8 1BS



[www.cobbamos.com](http://www.cobbamos.com)