



2 Orchard Barns, Orchard Barns, Newcastle, SY7 8QL
Offers In The Region Of £585,000

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2 Orchard Barns, Orchard Barns Newcastle

Welcome to 2 Orchard Barns, a beautifully appointed character home sitting in the heart of the picturesque village of Newcastle-on-Clun. This charming detached property blends traditional craftsmanship with contemporary flair, offering a unique lifestyle opportunity in the stunning South Shropshire countryside.

As you approach the property through a picket gate and lovingly maintained front garden, the home's striking architectural style immediately impresses. The exterior features a mix of exposed stonework, timber beams, and painted infill panels, while wood-framed windows and gabled dormers add character and warmth.

FEATURES

- Charming Detached Four Bedroom Home
- Striking Façade with Stone Detailing
- Idyllic Village Location
- Spacious Open-Plan Living Areas
- Stunning Oak-Framed Garden Room
- Beautifully Landscaped Gardens
- Off-Road Parking and Detached Garage
- Peaceful, Scenic Setting
- Viewing Highly Recommended

Material Information

Offers In The Region Of £585,000

Tenure: Freehold

Local Authority: Shropshire Council

Council Tax: F

EPC: D (61)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

A stone pathway leads to a welcoming entrance porch, opening into the main home where heritage details and quality finishes are evident at every turn, 2 Orchard Barns is more than a home - it's a lifestyle. Combining character-rich architecture with modern comfort, beautifully maintained gardens, and a peaceful village setting, it offers the rare opportunity to embrace the very best of country living.

Property Description

The heart of the home is undoubtedly the spectacular open-plan kitchen / lounge into garden room extension. Framed in natural oak with vaulted ceilings, full-height glazing, and French doors that open directly onto the garden, this sun-drenched space is ideal for everything from morning coffee to evening entertaining. With a combination of hardwood flooring, soft lighting, and countryside views, it strikes a balance between luxury and homeliness.

Adjacent, you'll find a generous main lounge, complete with a feature wood-burning stove, and views over the garden. The layout flows effortlessly into a lounge area, making it perfect for hosting guests or enjoying family dinners. The kitchen is both stylish and practical, featuring bespoke cabinetry, solid worktops inset 1.5 bowl sink, integrated dishwasher, and planned space for range cooker. There's ample space for a breakfast nook or informal dining, and it's ideally positioned for access to both indoor and outdoor dining areas. The useful utility area offers further cabinet storage and solid countertops in keeping with those of the kitchen, with planned space for washing machine, fridge / freezer and housing the Worcester boiler with access to the garden. A purpose built oak / glazed porch / boot room sits off the utility area providing further practical space.

The separate dining room is a light and airy space, with a feature fireplace, hard flooring and French doors to a patio area. This reception room could be repurposed to a lounge. Stairs ascend from the generous reception hall to the

first floor, the property offers four well-proportioned bedrooms, each with its own character, including charming dormer windows with countryside views. The principal bedroom includes a spacious and stylish en-suite shower room, while a modern family bathroom serves the remaining bedrooms, featuring a pannelled bath, pedestal wash hand basin, bidet and quality fittings throughout.

Location

2 Orchard Barns is located in a tranquil village setting, yet just a short drive to Clun and Craven Arms for rail links and local amenities, this is countryside living without compromise. Surrounded by rolling hills, ancient woodlands, and scenic walking routes with easy access to Ludlow, Church Stretton, and the Shropshire Hills National Landscapes - formerly known as Areas of Outstanding Natural Beauty (AONBs). Located within a thriving community, the area boasts a vibrant community centre, a recently acquired and revitalised community pub, as well as active local football and bowling clubs.

Outside & Grounds

Beautifully manicured gardens envelope the property to form an inviting sanctuary. Landscaped with a stone patio, neat lawns, and well-stocked borders bursting with seasonal colour, it's a true escape. The gardens are enclosed with timber fencing, hedging and stone walls, making it ideal for children, pets, or peaceful al fresco living. To the sides, paved walkways provides access around the property, to the rear, a driveway with ample off-road parking leads to a single detached garage and an elegant timber-framed greenhouse is both a practical addition and a charming focal point.

Services

We understand mains water, mains electricity, mains drainage are connected with an oil-fired central heating system. The property has double glazed windows throughout.

Broadband Speeds

Estimated Broadband Speeds - Basic 1 Mbps | Superfast 80 Mbps



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Flood Risk

Rivers and the sea: Very low.

Local Authority

Shropshire Council

Council Tax band: F

Tenure

We understand the property is Freehold.

Viewing Arrangements

This is a rare opportunity to acquire a distinguished country residence in the heart of a beautiful Shropshire village. 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

Agents Note

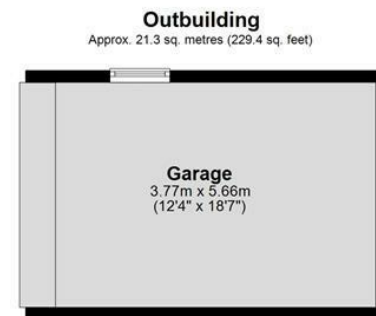
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DIRECTIONS

We recommend using What3Words, navigate to: - [///realm.exploring.pebbles](https://www.what3words.com/realms/exploring-pebbles)







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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