



SAMUEL WOOD



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Hurst Studio, Clunton, Craven Arms, Shropshire, SY7 0JA

Offers In The Region Of £299,000



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- Detached Barn
- Lock-Up / Storage Facility
- Near Village of Clun
- Fantastic Opportunity for Conversion (STPP)
- Large Reception / Meeting Room
- Kitchen / WC
- Beautiful Rural Location
- EPC 'Pending'

Escape to the tranquility of Shropshire's picturesque countryside with the Hurst Studio, a barn located in the grounds of The John Osborne Arvon Centre in Clunton. Tucked away in the heart of Shropshire, this charming barn presents a unique opportunity for a breathtaking conversion into your dream home or studio (subject to planning permission).

Located near the serene village of Clunton, Hurst Studio offers a peaceful retreat amidst the stunning Shropshire hills. Sitting in the extensive grounds of The John Osborne Arvon Centre, the surroundings provide the perfect backdrop for creative inspiration, making this the perfect place to call home or work. Explore the nearby town of Clun and Craven Arms, with local amenities, shops, and cultural attractions, providing a perfect balance of convenience and rural living. Don't miss the chance to turn your dreams into reality with Hurst Studio. Embrace the tranquility of Shropshire's countryside while creating a space that reflects your unique vision. Seize this opportunity to invest in a one-of-a-kind barn conversion in an unparalleled location.

The Hurst Studio is a blank canvas, ready for your vision. With ample space for conversion, you have the flexibility to create a country residence or bespoke studio tailored to your needs. Enjoy breathtaking views of the Shropshire countryside, the picturesque landscape offers a harmonious blend of natural beauty and historic charm.

The barn's existing architectural features provide a solid foundation for a distinctive barn conversion (STPP). Explore possibilities such as exposed beams, high ceilings, and large windows that capture the essence of the original structure.

Step into the spacious main reception room, full of rustic charm with exposed timbers, exposed stone walls and hard flooring. High level and ground floor windows flood the room with natural light, the first floor provides storage or could be developed for further living / work space. The commercial style kitchen and W.C. on the ground floor provides further versatility.

Having 10 meters of garden abutting the property to the South side, create your own oasis within the already picturesque grounds. Shropshire has become a sought-after location, making this barn conversion an attractive investment opportunity. Capitalise on the growing demand for unique, character-filled spaces in a tranquil setting.







Directions

From Craven Arms, take the B4368 towards Clun. Continue for approximately 7 miles passing through the villages of Aston on Clun, Purslow and Clunton. From Clunton, continue for approximately 1 mile, the road will bear to the right with a driveway on your left signposted 'The Hurst'. Follow the driveway passed the entrance to the John Osbourne Arvon Centre taking the left driveway and follow the road around. The Hurst Studio will be on your right hand side.

Services: We understand that the property has mains electricity, mains water, private drainage and electric storage heating.

Broadband Speed: Basic 10 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority:
Shropshire Council,
The Shirehall,
Abbey Foregate,
Shrewsbury,
Shropshire
SY2 6ND.

Tel. 0345 678 9000

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions, please ask a member of our team for further details.

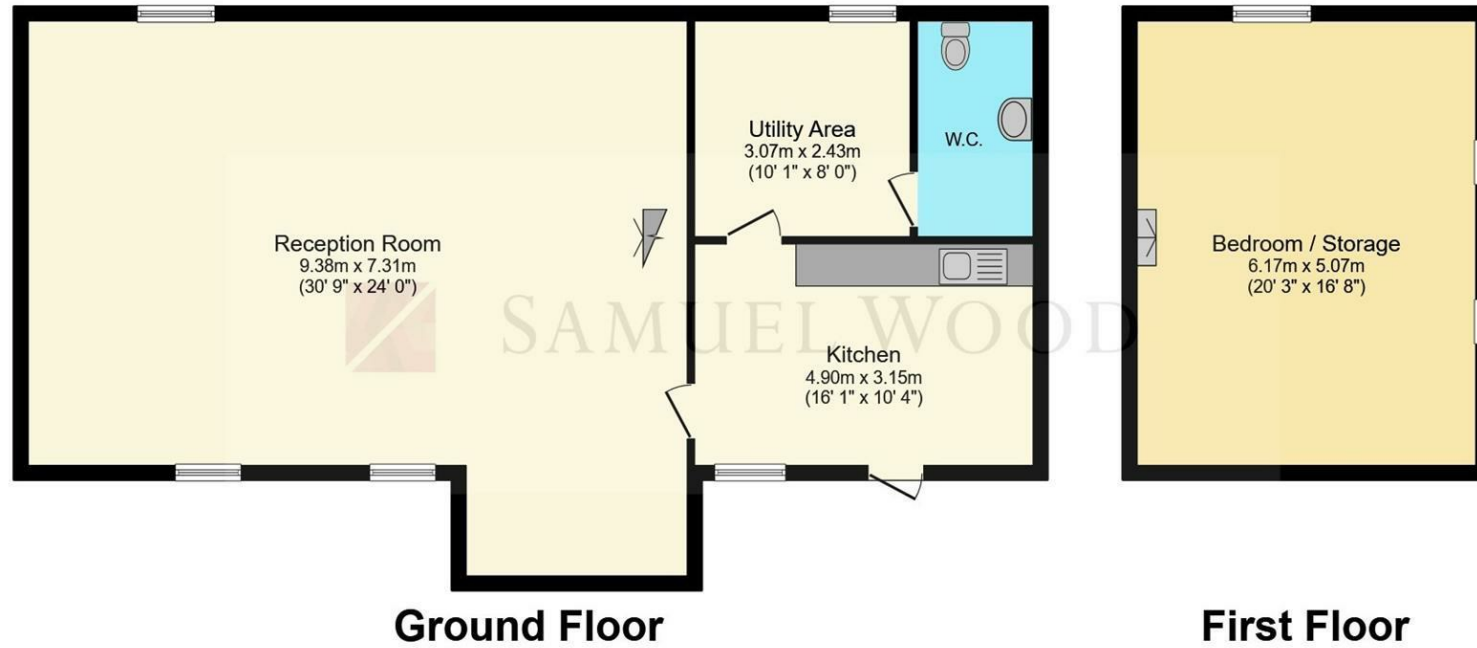
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Agents Note: Hurst Studio Barn is currently used for Education / Commercial use, planning permission for residential use has not been applied for.

To appreciate the unique charm and character of Hurst Barn, we highly recommend arranging a viewing, contact the Craven Arms Office on Tel: 01588 672728 Email: cravenarms@samuelwood.co.uk







We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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