



SAMUEL WOOD

Ale Oak Farm Newcastle, Craven Arms, Shropshire, SY7 8QS
Offers In The Region Of £725,000



Ale Oak Farm

Newcastle, Craven Arms, Shropshire, SY7 8QS



- Detached Equestrian Property
- Barns, Stables, Tack Room and Stores
- Carport, Parking for Multiple Vehicles
- 30.86 Acres, Paddocks and Menage (approx 800 m²)
- Three Bedrooms, Family Bathroom
- Sun Room
- Open Plan Kitchen/Dining Room
- EPC Rating F

Ale Oak Farm enjoys just over 30 ACRES of land to include a comfortable detached home, range of outbuildings and a ménage sitting in a rural location away from the madding crowds.

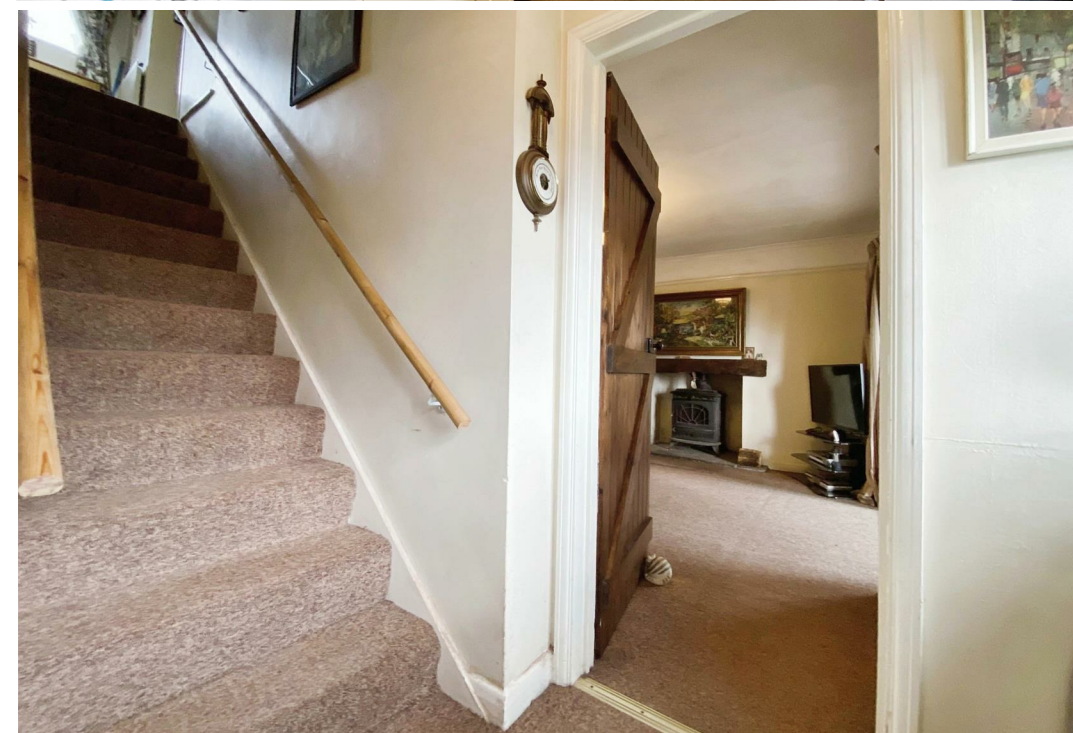
Ale Oak Farm presents an excellent opportunity for those seeking a rural retreat, agricultural enterprise or equestrian facility. The village of Newcastle on Clun is just 2 miles away, local amenities include a primary school, community hall and a church. The town of Clun is a further 3.5 miles with further amenities to include a primary school, church, doctors' surgery, tea rooms, several well respected public houses and a variety of independent shops including a hair salon and a convenience store.

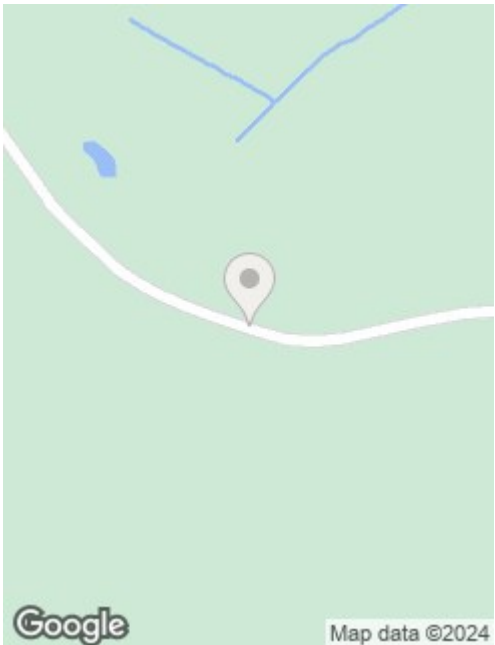
The property boasts a well appointed farmhouse with characterful features including wood burning stoves set in traditional fireplaces, ceiling coving and picture rails in the reception rooms. The formal entrance hall leads into a spacious living room with fireplace, kitchen/dining area, study, guest W.C. and rear porch. A lovely and light sun room accessed via the living room provides the perfect spot to enjoy the views.

On the first floor, the master bedroom is adjacent to the house bathroom, with suite in white comprising panel bath with shower over, vanity unit inset wash hand basin and W.C. Two additional bedrooms benefit from built-in wardrobes and views of open countryside.

Surrounding the farmhouse are well-maintained gardens, providing a serene outdoor space for relaxation and enjoyment. The outbuildings offer a selection of barns, stables, car ports and storage sheds, with land extending approximately 30 acres, Ale Oak Farm provides ample space for agricultural pursuits or potential development opportunities. Having paddocks, stables and menage, this is an ideal opportunity for discerning buyers.







Directions

We recommend using what3words, navigate to: -
//coverings.stitching.chairs

Services: We understand that the property has oil-fired central heating, mains electricity, private water and private drainage. Wood burning stoves in living room and dining room.

Broadband Speed: Unconfirmed
Mobile Coverage: Low
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

Council Tax Band: C

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.

To appreciate the unique charm, scale and character of Ale Oak Farm, we highly recommend arranging a viewing. Call: 01588 672728, or Email: cravenams@samuelwood.co.uk







Ground Floor

First Floor

Outbuilding

Hay Barn

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
 10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND
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