



SAMUEL WOOD

The Sun Barn, Powells Lane, Clun, Craven Arms, Shropshire, SY7 8LA

Offers In The Region Of £600,000



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Clun, Craven Arms, Shropshire, SY7 8LA



- Stunning, Characterful Property
- Three Bedrooms & Two Bathrooms
- Gallery Balcony
- Air Source Heat Pump & Solar Panels
- No Upward Chain
- Impressive First Floor Living Space
- Kitchen leads to the Courtyard Garden
- Garage & Two Car Driveway
- Idyllic Rural Setting with Superb 360° Views
- EPC Rating C

Nestled within this small, enchanting South Shropshire town, with stunning views across the hills, The Sun Barn stands as a beacon of idiosyncratic charm and versatility. The property is a masterclass in blending the unique character of the region with superior and distinctive design elements. Constructed in 1994 using vernacular materials that celebrate the local heritage, The Sun Barn offers a living experience that is as unique as it is inviting.

Clun, a delightful town in South Shropshire, is renowned for its picturesque landscape and rich history. The town exudes a magical charm, with its medieval architecture, and lush green surroundings. It's a place where time seems to slow down, allowing residents to savour simple pleasures of life. The Sun Barn, situated in this idyllic setting, is perfectly poised to offer the best of both worlds: the peace and tranquility of rural life, combined with the convenience of Craven Arms, Ludlow and Shrewsbury all within a reasonable drive

Upon entering The Sun Barn, you are greeted by an impressive reception hall, setting the tone for the rest of the home. The ground floor features three generously sized bedrooms, including a master bedroom with an en suite bathroom. The principal bathroom is also located to this floor. The kitchen, a hub of the home, is smartly appointed and leads to the courtyard garden.

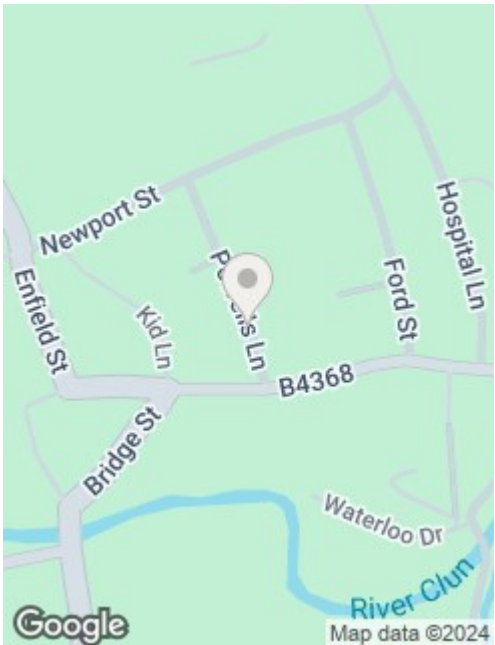
Ascending to the first floor, you are welcomed into an awe-inspiring living room, bathed in natural light that pours in from expansive windows. This space is designed to be versatile, with separate enclaves ideal for dining, music, reading, study, and quiet contemplation. This floor can be accessed by the 'state of the art' Stiltz lift and also benefits from a cloakroom WC. The layout encourages a fluid lifestyle, where one can seamlessly transition from work to relaxation. A further staircase leads from the study to a landing, which serves the impressive balcony gallery. This vantage point offers a breath-taking overview of the living space, highlighting the full impact of The Sun Barn's architectural splendour.

The property is complemented by a two-car driveway and a garage with electric door, ensuring ample parking and storage space. The enclosed courtyard garden is a delightful addition, providing a private area for socializing and enjoying the outdoors. It's a perfect spot for alfresco dining or simply soaking up the serene atmosphere of this charming property.

The Sun Barn at Clun is not just a home; it's an experience. With its unique design, versatile spaces, and idyllic location, it offers a rare opportunity to live in a property that is as distinctive as it is comfortable. This is a must-see for those seeking a lifestyle that blends the best of traditional charm and modern convenience.







Directions

Services: We understand that the property has air source heating and solar panels, mains electricity, mains water and mains drainage. The property has high quality insulation.

Broadband Speed: Up to 950 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

Council Tax Band: E

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.







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
 Tel: 01588 672728 | cravenarms@samuelwood.co.uk