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The Fold, Hopton Castle, SY7 0QF
Guide Price £875,000



The Fold, Hopton Castle

A wonderful detached barn conversion set within the sought after historic hamlet of Hopton Castle in the Shropshire Hills Area of Outstanding Natural Beauty. The property was converted to a very high standard with 3,057(approx) sq ft of light open space, exposed beams, vaulted ceilings and views of the surrounding countryside. The property has four bedrooms, three bathrooms, three reception rooms, a large garden room and an integral double garage. Part of the house has the potential for use for holiday lets or for airbnb.

FEATURES

- Detached Barn Conversion
- Exposed beams and vaulted ceilings
- Light open accommodation
- Historic village location
- Four Bedrooms
- Three/Four Reception rooms
- Air BnB Potential
- Gated driveway and Gardens

Material Information

Guide Price £875,000

Tenure: Freehold

Local Authority: Shropshire

Council Tax: G

EPC: D (60)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

The Fold is a beautiful stone and timber clad barn conversion that was completed in 2001 and was renovated to a very high standard with quality finishes throughout. The majority of the rooms have vaulted ceilings with exposed oak beams and create a light and spacious feel throughout. This lovely property has four bedrooms, three/four reception rooms, underfloor heating throughout, landscaped gardens and ample private parking in the sought after historic village of Hopton Castle. The accommodation comprises: entrance hall, living room, kitchen/breakfast room, dining room, garden room, snug, main bedroom with ensuite, three further bedrooms including one with ensuite shower room and one currently used as a study, family bathroom and a double garage.

Property description

The front door leads into the entrance hall where you find the property goes left and right and also to a handy cloakroom with W.C. To the left is the main residence with dining room, kitchen/breakfast room and three bedrooms. To the right is the living room, snug and fourth bedroom with ensuite shower room. The snug and fourth bedroom could be an ideal annexe or holiday let for any new owner moving with family or looking for the potential to offer B&B. The snug, like the living room and the dining room has French doors leading out onto the garden and then leads through to the fourth bedroom. Back in the hall and heading left, doors lead into the dining room and into the kitchen/breakfast room which is fitted with a wealth of wall and base units and tiled flooring. The extensive kitchen has a large granite island, granite worktops, floor to ceiling cupboards, ceramic sink, Miele appliances to include microwave/fan oven, main oven and grill, plate warmer, dishwasher, halogen hob and two fridges. The kitchen also has electrically controlled skylights which flood the room with light. At the end of the kitchen a door leads out to the boot room which itself leads out to the rear of the property. Off the kitchen the utility room has space and plumbing for a washing machine and

tumble dryer. The utility room houses the boiler and also has further wall cupboards and a six drawer integrated Miele freezer. The dining room can be accessed from the entrance hall or kitchen and like the living room has a cast iron multi-fuel stove on a slate hearth. There are French doors from the dining room into the garden room which houses a "Morso" wood burning stove. A further door leads from the dining room to the bedrooms and garaging.

One of the bedrooms is currently used as a study, so perfect for anyone wanting to work from home and the property has fibre broadband. There is a lovely double bedroom with oak fitted wardrobes and views to the front. The family bathroom is fitted with a Jacuzzi bath, separate shower and tiled floors and surrounds. The impressive dual aspect main bedroom is up a few steps and is fitted with several wardrobes, an air conditioning unit, and ensuite bathroom with a separate shower.

Double garage

The double garage can be accessed from the house or the doors overlooking the driveway. The garage has quarry tiled flooring, storage, Belfast sink and assorted racks.

Gardens and parking

The Fold is approached over a cattle grid or by a side gate onto a block paved enclosure with electric double gates which can be remotely controlled. The paved area to the front of the house offers ample parking and a path through to the front door with a lawned area including water feature on one side and a slate covered area including unusual shrubs on the other. To the rear of the house there is a fully enclosed paved area, with greenhouse, workshop/shed which leads around to a large lawned area also accessible from the garden room and which is bordered by mature bushes and shrubs and which also has a raised patio area with stone seating and a water feature.

Location

Hopton Castle is a small hamlet with the ruins of the medieval Castle, besieged in a notorious





battle of the English Civil War within the view of the village, with a train station at Hopton Heath just under a mile away on the Heart Of Wales line. Hopton Castle is near the popular village of Bucknell tucked away on the edge of Shropshire also part of the designated Shropshire Hills Area of Outstanding Natural Beauty. Bucknell is well serviced with a butcher, village shop, popular primary school, petrol forecourt and two public houses. Also nearby is the village of Leintwardine with further amenities including a doctors' surgery, primary school, two public houses, a convenience store and petrol station and a butchers,. Further afield is the town of Ludlow at just over 10 miles distance offering a wider variety of services including health care, independent traders, supermarkets and schooling.

Services

The property has oil fired zoned under floor heating, Salus controls for the boiler, septic tank drainage, mains water and electricity. Superfast broadband is connected to the property. Shropshire Council tax band G

Agent notes

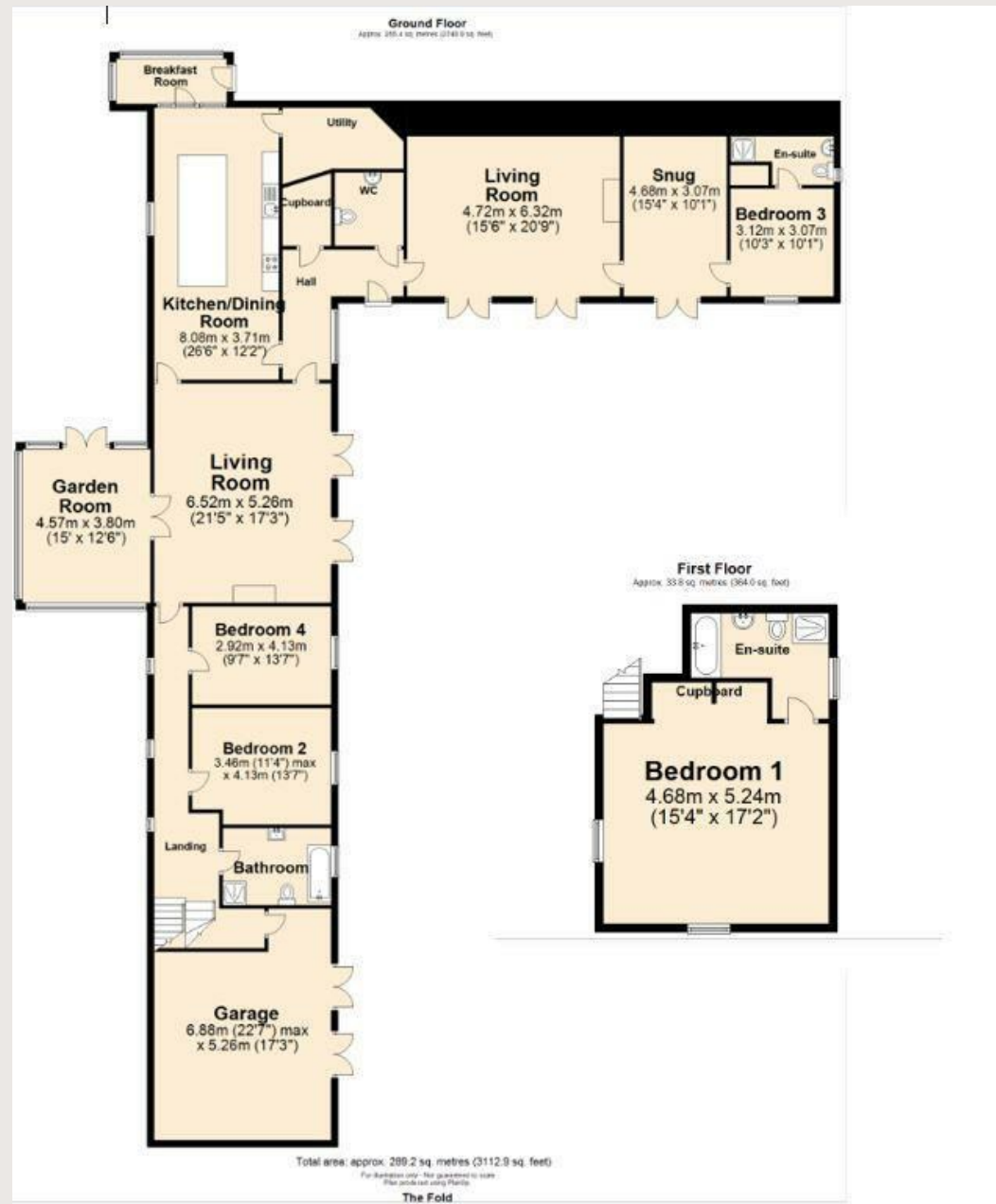
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DIRECTIONS

Travelling on the B436 from Bedstone, on entering Hopton Heath, take the left turn passing over the railway line. Turn immediately left, signposted Hopton Castle, and follow this road for approximately 1 mile and the property is located on the right hand side just as you enter the village.







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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