



SAMUEL WOOD

The Long House, Clunton Farm, Clunton, Craven Arms, SY7 0HZ

Offers In The Region Of £635,000



The Long House, Clunton Farm

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- Substantial kitchen/dining room - the heart of the home
- Flexible snug/home office space
- High specification bathroom and ensuite
- Siemens integrated appliances and range cooker
- The Wainhouse, a restored detached outbuilding
- Generous living room with a calming contemporary aesthetic
- Four well-proportioned bedrooms, including a luxurious principal suite
- Bespoke kitchen cabinetry with quartz worktops and breakfast bar
- Air source heat pump and zoned underfloor heating

Set within the idyllic Clun Valley, The Long House is an exceptional barn conversion providing a rare opportunity to own a superb and generously proportioned family home in an Area of Outstanding Natural Beauty. Thoughtfully reimagined for modern living, this stunning home effortlessly combines historic character with cutting-edge design, creating a truly unique country residence. Behind its striking stone façade lies a home of sophistication and warmth—where every detail has been carefully considered to deliver both beauty and practicality.

Step through the grand double-height entrance hall, and you are immediately greeted by a sense of light, space and architectural elegance. Original materials and heritage features sit in perfect harmony with polished concrete flooring, natural stone, quartz surfaces and bespoke finishes.

Designed with modern lifestyles in mind, the ground floor offers a seamless flow of living space, ideal for both everyday comfort and entertaining, while the upper floor provides a peaceful retreat with beautifully appointed bedrooms and bathrooms.

The gardens at The Long House beautifully compliment the surrounding countryside while offering a wonderful sense of privacy and tranquility. Immediately adjacent to the house are well-presented seating areas and planted spaces ideal for outdoor dining and entertaining.

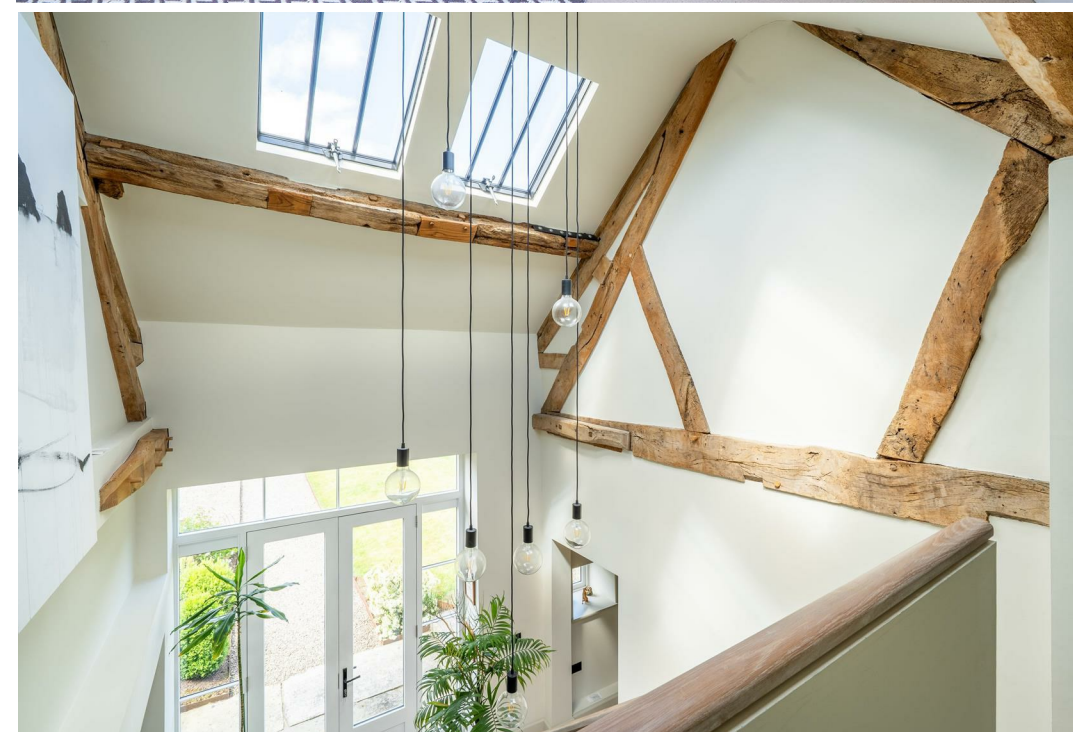
A worthy addition of an extra parcel of land, currently cultivated as a natural wild garden and orchard with 10 fruit trees including apple, pear and plum. This enchanting space provides a haven for wildlife and presents an exciting opportunity for keen gardeners to shape and enhance the landscape further. Whether reimagined as a formal garden, kitchen garden or simply retained in its natural state, it offers freedom and creativity rarely found in modern homes.

The final particularly exciting feature of The Long House is The Wainhouse, a beautifully restored detached outbuilding currently utilised as a workshop however has immense potential and offers the opportunity to create a self-contained guest or holiday annex, a private home office or studio or additional lifestyle or leisure space.

Clunton is a charming and peaceful village surrounded by some of Shropshire's most beautiful countryside. With immediate access to scenic walking routes, including Bury Ditches and Clunton Coppice, the location is ideal for those seeking a slower pace of life immersed in nature. The nearby Crown Inn, a well-regarded village owned pub, adds to the strong sense of community and lifestyle appeal.

Craven Arms, just 7 miles away, offers a wide range of everyday amenities, including a train station, doctor's surgery, supermarkets, and eateries.







Directions

Please use the what3 words app to locate the property using reference ///incurs.albums.hears this will take you to the driveway of the property.

Services: We understand that the property has a Air Source heat pump and zoned underfloor heating to the ground level, bathrooms and ensuite. Mains electric and water and private drainage via a BioDlsc treatment plant shared with the neighbouring property.

Agent Note: An easement is in place for access to the neighbouring property. Please contact the office for further details. The property is also in the vicinity of a Grade II listed building and may therefore be considered to fall within its curtilage.

Broadband Speed: Internal CAT6 data cabling and high speed broadband connection available.

Flood Risk: Very Low.

Tenure: 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.

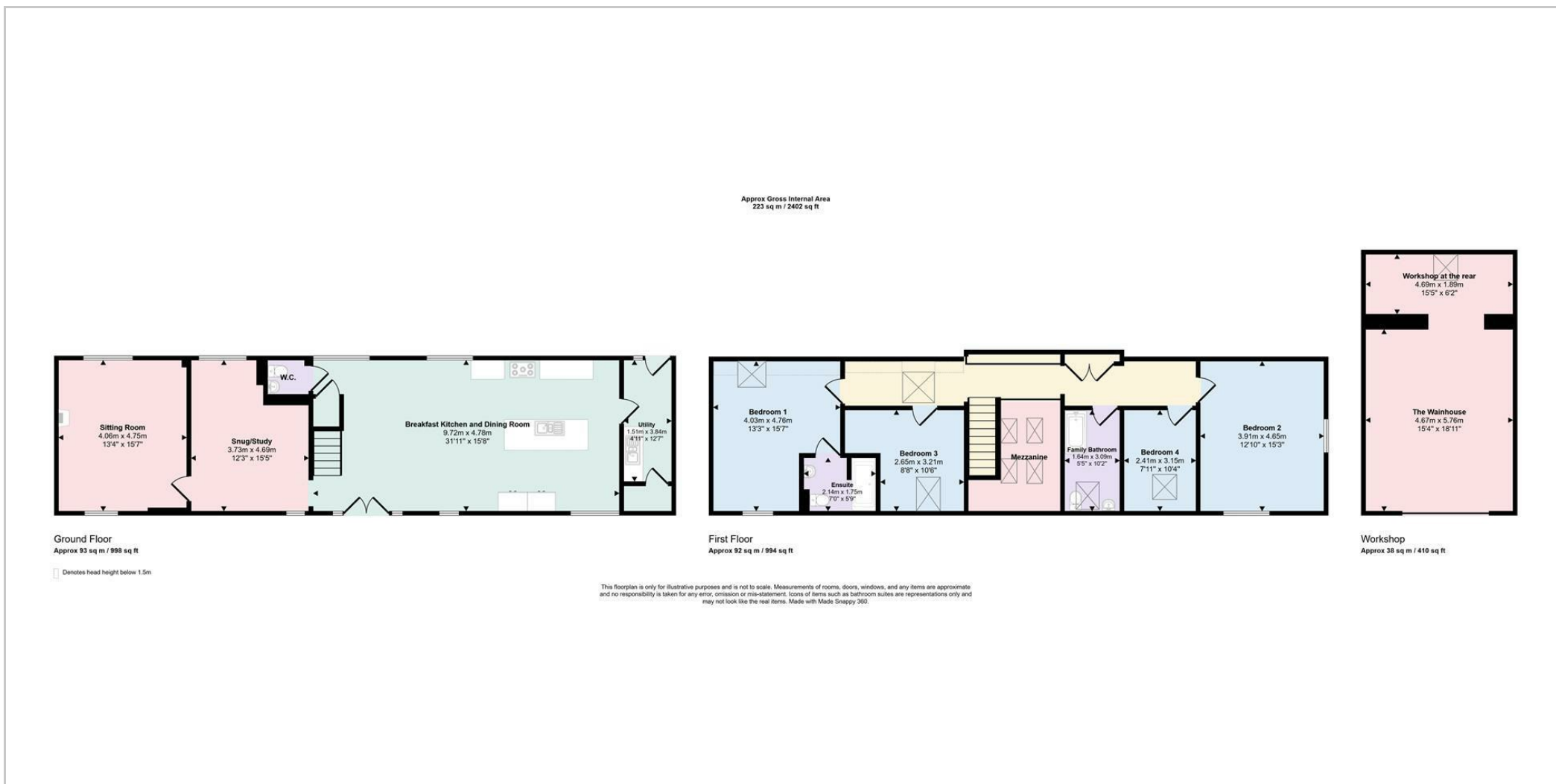
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

Viewings: Strictly by appointment only, please contact the Craven Arms office on 01588 672728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.





Floor Plans



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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