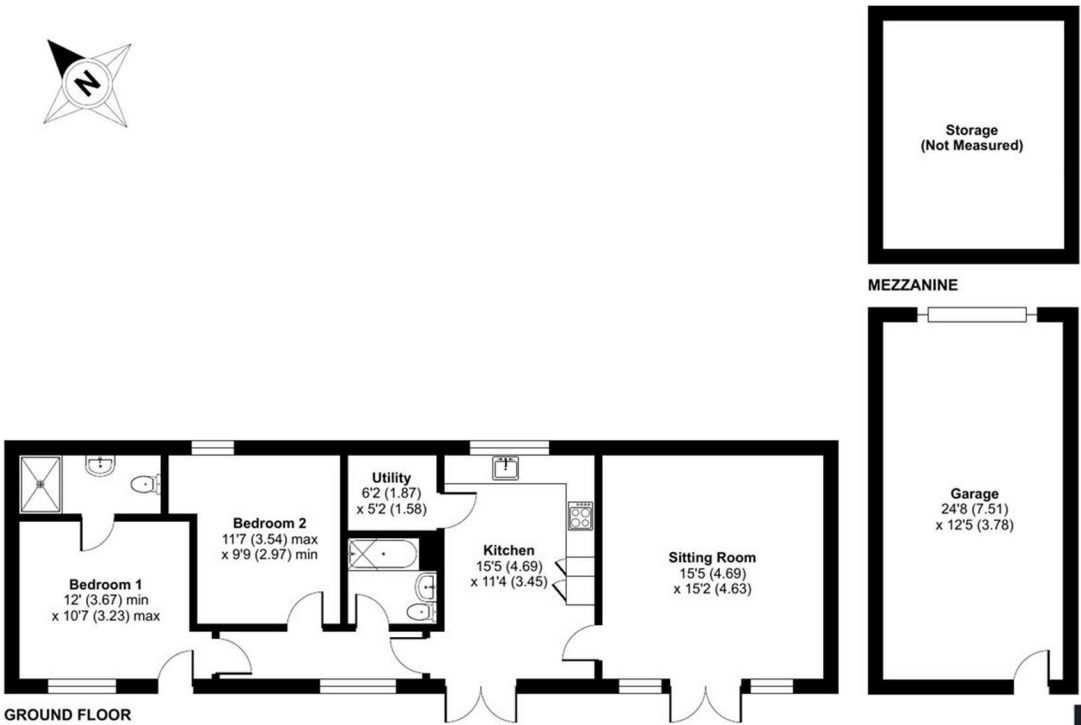


FOR SALE

Barn 3 Holt Preen Manor Barns, Plaish, Church Stretton, SY6 7HX



Approximate Area = 849 sq ft / 78.9 sq m (excludes mezzanine)
Garage = 306 sq ft / 28.4 sq m
Total = 1155 sq ft / 107.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2026. Produced for Halls. REF: 1483406



FOR SALE

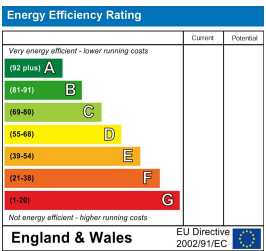
Offers in the region of £375,000

Barn 3 Holt Preen Manor Barns, Plaish, Church Stretton, SY6 7HX

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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MILEAGES: Shrewsbury 15.1 miles, Ludlow 17.3 miles, Telford 19.2 miles. All mileages are approximate.



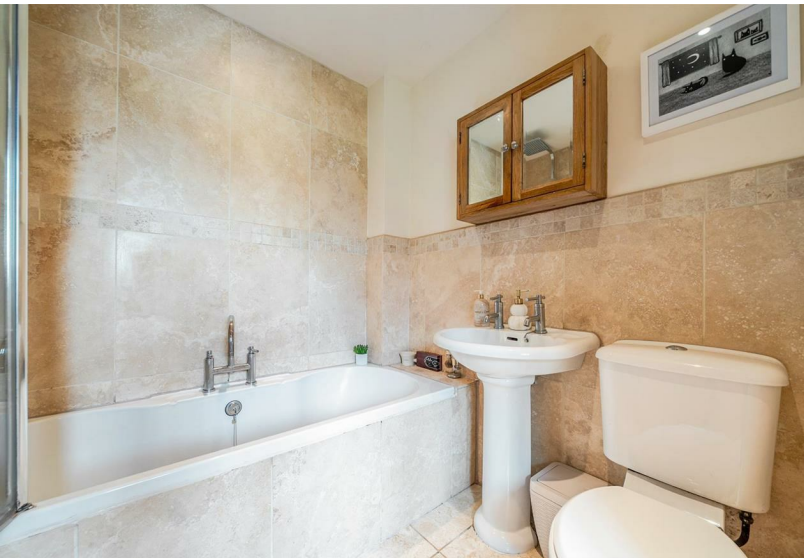
1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- **Stunning elevated position with exceptional far-reaching countryside views**
- **Spacious single-storey accommodation extending to two double bedrooms**
- **Generous sitting/dining room and well-appointed kitchen/breakfast room**
- **Private gated driveway, front gardens and excellent outdoor space**
- **Versatile garage/workshop with potential for a home office**

DIRECTIONS
What3words: ///observers.sprayed.bombshell

From Much Wenlock, travel in a westerly direction and leave Victoria Road, bearing left onto the B4371 towards Church Stretton. Just past the second car park for Wenlock Edge, bear right toward Hughley and continue through and turn left towards Church Preen. At the crossroads with the school in front of you, turn left and continue before turning right, signposted to Plaish. After a short distance, the entrance to Holt Preen Barns will be found on your right. Continue up the drive, and before the garages turn right and Holt Barn will be found beyond the gate on the right.

SITUATION
Plaish is a charming rural hamlet within the Parish of Cardington, surrounded by the beautiful South Shropshire countryside and close to the sought-after market town of Church Stretton. Often referred to as "Little Switzerland", the town offers an excellent range of independent shops, cafés, pubs and restaurants, together with a railway station on the main Cardiff to Manchester line.

The county town of Shrewsbury is also easily accessible and provides a comprehensive range of shopping, educational and leisure facilities, together with excellent road connections via the A5 and M54 to the wider motorway network.

The area is particularly well regarded for its outdoor pursuits, with extensive walking, cycling and riding opportunities throughout the Shropshire Hills.

DESCRIPTION
Barn 3 is an impressive detached bungalow occupying a slightly elevated position within the idyllic hamlet of Plaish, surrounded by some of the finest rolling countryside in Shropshire. The property enjoys a remarkable degree of privacy and tranquillity, while taking full advantage of its spectacular panoramic views.

The accommodation is well planned and arranged on a single level, making it ideally suited to a range of buyers including those seeking a comfortable retirement home, a rural retreat or a manageable country residence.

A welcoming entrance hall leads through to the principal reception space. The generous sitting and dining room is a particularly attractive feature of the property, with large windows framing the outstanding views and filling the room with natural light. There is ample space for both formal dining and relaxed seating, creating a wonderful environment for everyday living and entertaining.

The adjoining kitchen/breakfast room is fitted with a range of units and provides excellent space for informal dining while enjoying views over the surrounding countryside.

There are two well-proportioned double bedrooms, including a principal bedroom with the benefit of an en suite wet room. A separate family bathroom serves the second bedroom and guests.

Throughout, the property offers comfortable and versatile accommodation with tremendous potential for further enhancement if desired.

Barn 3 represents a rare opportunity to acquire a beautifully situated country home with exceptional views, private gardens and versatile ancillary accommodation in one of Shropshire's most picturesque rural locations.

OUTSIDE
The setting of Barn 3 is undoubtedly one of its most compelling features. Approached through a gated driveway, the property enjoys a private and peaceful position with gardens extending predominantly to the front, where the magnificent views can be fully appreciated.

The gardens are laid mainly to lawn and provide ample space for outdoor dining, entertaining and relaxation. The elevated aspect creates a wonderful sense of openness, with uninterrupted vistas across the surrounding hills and countryside.

To one side of the property is a substantial garage/workshop, offering excellent storage and workshop space.

There is also a grass section to the rear of the garage.

The combination of private gardens, gated access, versatile outbuildings and some of the most spectacular views in the area creates a truly special rural property in an exceptional Shropshire setting.

GENERAL REMARKS
ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
We understand that the property has the benefit of mains water and electric. Oil central heating. Drainage is provided to a private system

COUNCIL TAX
The property is in Council Tax band 'C' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.