SAMUEL WOOD

Swallow Barn, 4 Abcott Barns Abcott, Clungunford, Craven Arms, Shropshire, SY7 0PX

Offers Over £385,000

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Clungunford, Craven Arms, Shropshire, SY7 0PX

3 2 1 E

- Attractive semi-detached barn conversion
- Characterful upside-down layout
- Three versatile bedrooms
- Spacious open-plan living accommodation
- Two allocated parking spaces plus visitor parking
- Peaceful rural setting in Abcott, near Clungunford
- Stunning vaulted ceilings and exposed beams
- Principal bedroom with en-suite shower room
- High-quality kitchen with granite worktops and island
- Beautiful countryside surroundings

Located within the peaceful rural hamlet of Abcott, near Clungunford, this delightful Grade II listed semi-detached barn conversion offers the perfect blend of character, comfort, and countryside living. Thoughtfully designed to showcase its impressive vaulted ceilings and exposed timber beams, the property enjoys an attractive upside-down layout, maximising both space and natural light.

Upon entering, the ground floor accommodation provides three versatile bedrooms. The second double bedroom is currently utilised as a cosy snug, offering flexibility for home working, hobbies, or guest accommodation, while benefiting from a useful understairs storage cupboard. Bedroom three is a comfortable single room complete with extensive built-in wardrobes and pleasant views to the front aspect.

The spacious family bathroom has been cleverly designed to incorporate a practical utility area with space for a washing machine, alongside a large shower, creating a highly functional everyday space. The principal bedroom provides ample room for furnishings and enjoys the added luxury of its own en-suite shower room.

The first floor is undoubtedly the heart of the home. A breathtaking open-plan living area is enhanced by magnificent vaulted ceilings, exposed beams, and a wonderful sense of light and space. The characterful sitting room centres around an impressive wood-burning stove, creating a warm and inviting atmosphere whilst retaining a remarkable feeling of openness. A window overlooks the garden, bringing the beauty of the surrounding countryside indoors.

The stylish kitchen is exceptionally well-appointed, featuring a comprehensive range of integrated appliances, elegant granite worktops, and a striking central island, perfect for both everyday living and entertaining. There is also space for a dining table, making this a truly sociable and practical living environment.

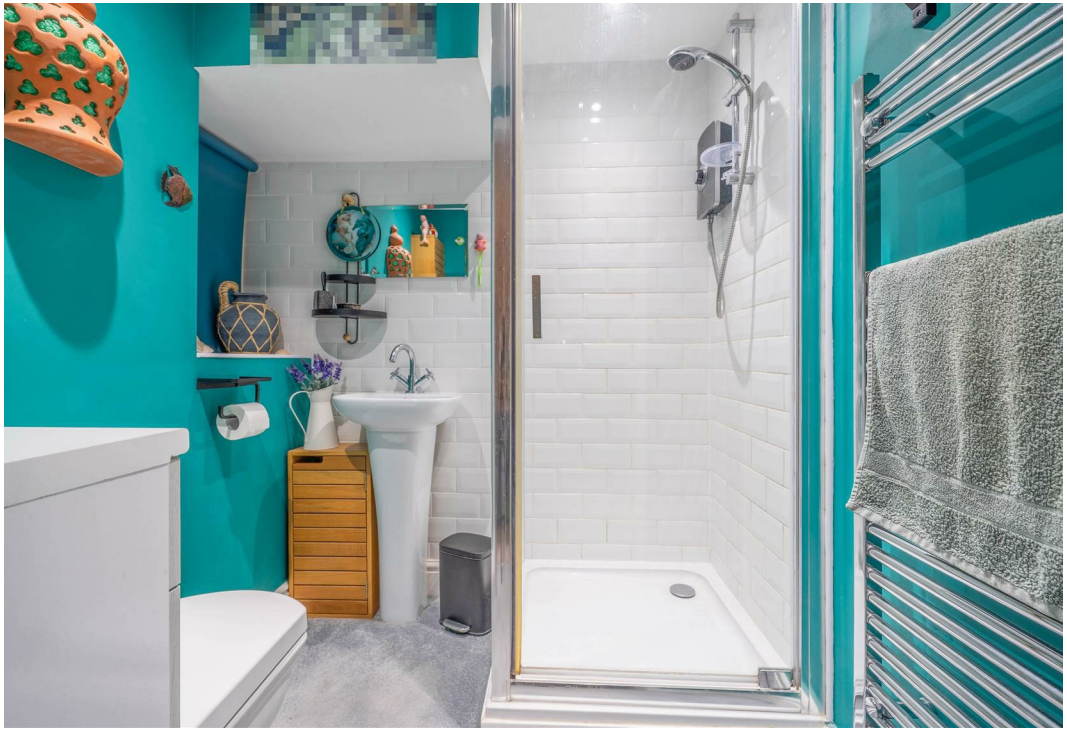
Outside, the property continues to impress with beautifully arranged tiered gardens designed to make the most of the south-easterly aspect. Various seating areas provide ideal spots to enjoy morning sunshine and relaxed evenings outdoors, creating a wonderful setting for al fresco dining and entertaining.

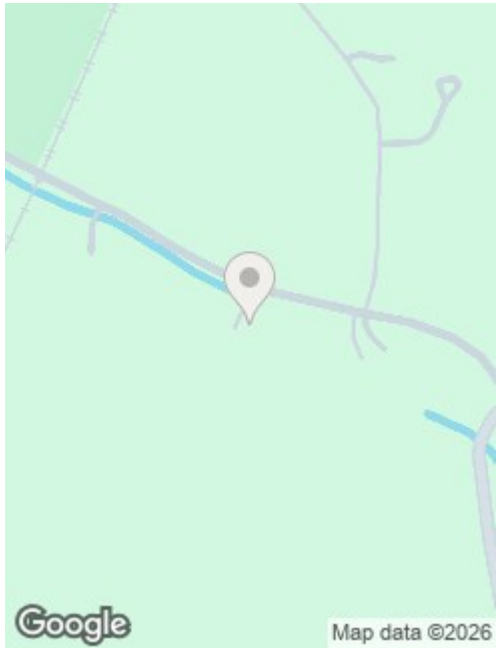
Further benefits include two allocated parking spaces, additional visitor parking, and a sought-after rural location surrounded by beautiful Shropshire countryside.

This charming and character-filled home offers an exceptional opportunity for those seeking a peaceful village lifestyle without compromising on comfort or quality. Early viewing is highly recommended.

KITCHEN

HOOVER
Link





Directions

Please use the what3words to locate the property using reference ///arch.shared.detriment which will take you to the driveway of the property. Please do not follow the postcode as this will take you to a different property.

Services: We understand that the property has electric independent heaters, mains electric, mains water and shared septic tank with neighbouring properties. EPC TBC

Broadband Speed: Basic 10 Mbps, Superfast 80 Mbps

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: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

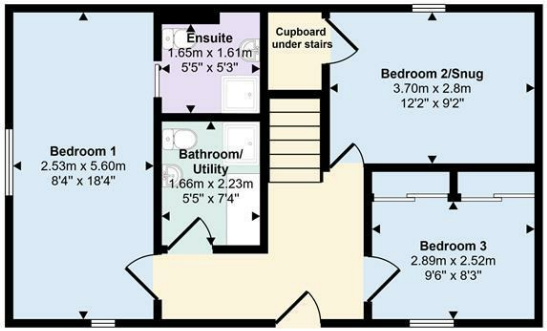
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

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.

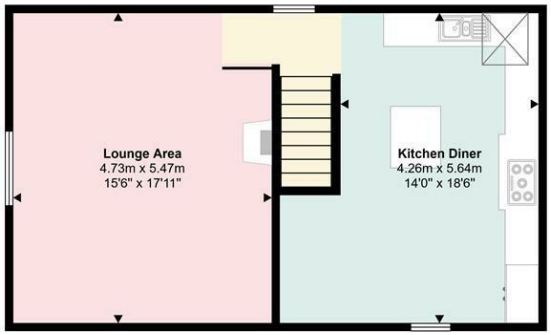
Viewings: Strictly by appointment only, please contact the Craven Arms office on 01588 672728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.

Floor Plans

Approx Gross Internal Area
104 sq m / 1119 sq ft



Ground Floor
Approx 51 sq m / 554 sq ft



First Floor
Approx 53 sq m / 565 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.