

SAMUEL WOOD

1 Pipe Aston Barns, Pipe Aston, Ludlow, Shropshire, SY8 2HG

£1,450 PCM



# 1 Pipe Aston Barns

Pipe Aston, Ludlow, Shropshire, SY8 2HG

3 1 1 E



Beautiful barn conversion situated in a lovely rural setting in a small complex of period barns. Private garden, open fronted garage. Only 10 min drive from Ludlow.



This beautiful property has been converted with original character features preserved throughout the property. Furthermore, it has been renovated some 3 years ago, including new kitchen and new bathroom. It enjoys rural setting surrounded by beautiful South Shropshire countryside and will suit those looking for a countryside living but wish an easy access to modern conveniences.

The property is part of a small complex of barn conversions and no 1's position affords it a great deal of privacy. It not only enjoys private garden but also communal fields that are part of the Pipe Aston Barns complex.

Accommodation which benefits from central heating briefly includes reception hallway; true country kitchen with space for an electric cooker, washing machine, upright fridge freezer as well as dining table; large living room with wood burning stove offers plenty of space even for larger families; cloakroom. Stairs lead to the first floor off which there are 3 bedrooms and family bathroom. The bathroom has a bath with shower over the bath as well as separate walk in shower. Further set of stairs lead to the second floor with an attic room and a separate storage space.

Outside the property has private enclosed garden and a car port with off road parking. Access to the property is via a short footpath off the car port. Rent to include water and drainage costs.

Pipe Aston is a hamlet with a small community on the outskirts of popular Mortimer Forest with abundance of footpaths to explore with some fantastic far reaching views over the surrounding countryside. Ludlow town is easily reached by car and just 4 miles away. It is a historic market town positioned on the A49 linking Shrewsbury in the North and Hereford in the South. The town has a train station on the main Cardiff to Manchester line with trains running to London at regular intervals.

Attached map shows the location of the barns with red outline of the area associated with converted Pipe Aston Barns (the 'U' shaped building on the map). Please do note that the outlined area is not in its entirety designated for the tenant's enjoyment but rather to show the private land associated with owners of the barns. This provides for more of a secure environment – only residents and invited guests should be present in the area.
















## Directions

Unfurnished.
No smoking/vaping.
EPC - E
Council Tax Band – C
Utilities (mains electric, mains water, septic tank)
Parking situation – off road parking for 1 vehicle in open fronted car port

IMPORTANT INFORMATION FOR APPLICANTS WHO ARE CURRENTLY RENTING:

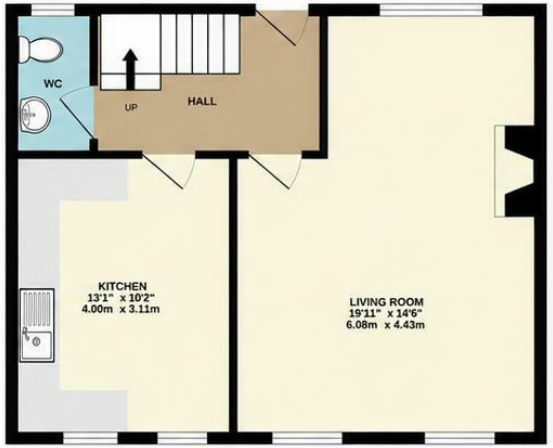
If you are renting another property, please check your notice requirements before booking a viewing or submitting an application. From 1 May 2026, tenants ending an assured periodic tenancy in England usually need to give 2 months' written notice, and the tenancy must normally end on the day rent is due or the day before. This means your actual move date may be later than you expect. Please do not assume that your current landlord will agree to a shorter notice period or an earlier release unless this has been confirmed. We may ask you to confirm your current tenancy notice position before progressing an application.



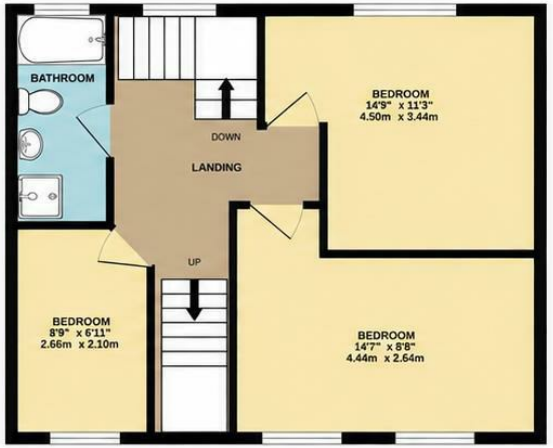


## Floor Plans

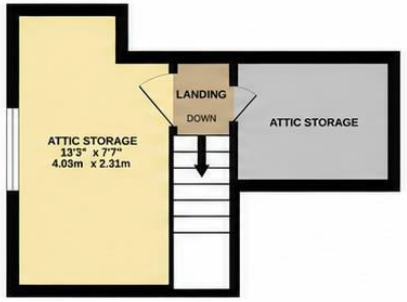
GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.




1ST FLOOR
503 sq.ft. (46.8 sq.m.) approx.




2ND FLOOR
172 sq.ft. (16.0 sq.m.) approx.




TOTAL FLOOR AREA : 1171 sq.ft. (108.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.