



THE PINES BARN

COLEBATCH, BISHOP'S CASTLE, SHROPSHIRE, SY9 5JY



NICK
CHAMPION

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A SUPER BARN CONVERSION, SEPARATE LODGE AND FARM BUILDINGS

SET IN 15.31 ACRES (TBV) AND ENJOYING FINE VIEWS ACROSS ROLLING COUNTRYSIDE.

- OPEN PLAN KITCHEN/DINING ROOM
- SITTING ROOM
- UTILITY ROOM AND CLOAKROOM

APPROXIMATE DISTANCES (MILES)

Bishop's Castle – 0.8, Craven Arms – 11, Knighton – 12, Ludlow – 20, Shrewsbury – 22.

DIRECTIONS

From the A488/B4385 crossroads at Bishop's Castle head south-west on the A488 signed Clun/Knighton and after 0.5 mile turn right into The Pines and follow the drive straight on up to The Pines Barn as indicated by a Nick Champion 'For Sale' board.

SITUATION AND DESCRIPTION

The Pines Barn is pleasantly situated just off the A488 on the edge of the Shropshire Hills AONB and is within 0.8 mile's walking distance of the centre of Bishop's Castle, a historic market town on the Shropshire/Welsh border.

The Pines Barn is a highly insulated barn conversion with weatherboard clad elevations under a slate tiled roof completed in 2016. The property has underfloor heating, a ground source heat pump and quality fittings throughout. The Pines Lodge is a separate bijou unit with roof mounted solar panels and holiday letting/AirBnB income potential within a popular tourist area. A useful modern farm building and Dutch barn complement the grassland and offer the potential for equestrian use. The property in total extends to about 15.31 acres, 6.186 ha. The property is offered for sale with no upward chain.

THE PINES BARN

A part glazed door opens into the entrance hall with cloaks cupboard and a cloakroom with a vanity hand basin and wc.

- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- OPEN PLAN LODGE WITH GARAGE/WORKSHOP

The sitting room has an engineered oak floor, an inset electric fire and fitted shelving. The open plan kitchen/dining room has a dining area with French doors to outside, an understairs cupboard, built-in storage cupboards with shelving which also house the Nibe Ground Source Heat Pump and unvented water cylinder, and the kitchen has a range of pale sage fitted units incorporating a stainless steel sink/drain, and integral appliances including a Hotpoint electric double oven, a Stoves induction hob with extractor hood over, a Hotpoint dishwasher, and a Zanussi fridge and freezer. The adjacent utility room has pale sage fitted base units incorporating a stainless-steel sink/drain, plumbing for a washing machine, space for a tumble drier, and has a part glazed door to outside. Stairs from the entrance hall rise up to the first-floor landing leading to two spacious double bedrooms, each with fitted wardrobes and shelving units, and the bathroom which has a bath with a thermostatic shower over, a vanity basin, wc and heated towel rail.

THE PINES LODGE

A 'Kingsland' timber building erected in 2010 as an agricultural mess room/store has a fully pine clad living room with an opening through to a kitchen area with wooden fitted units incorporating a stainless-steel sink/drain, an integral electric hob, and space for an undercounter fridge. The shower room has a Triton T80 electric shower in a large cubicle, a pedestal basin, wc and heated towel rail. A ladder from the living room gives access to a spacious mezzanine sleeping platform. The attached garage/store/workshop has power and light.

- GARDEN AND AMPLE PARKING SPACE
- FARM BUILDINGS
- GRADE 3 PASTURELAND

OUTSIDE

The Pines Barn is approached via a shared driveway leading to a stoned parking and turning area with steps and a paved path leading up past a raised shrub and flower bed to the property which is enveloped by a lawn with paved seating areas.

THE FARM BUILDINGS

Adjoining the drive is a useful modern three bay steel framed livestock/machinery/feed shed (48' x 24') constructed of concrete block and Yorkshire boarded elevations with a corrugated sheet roof which has twin sheeted gates to the front, with fitted concrete troughs, hay racks, water troughs, a feed passageway to the rear, and an adjacent secure storage area (22' x 10'6" internal) with external and internal access. A partially clad steel two bay Dutch barn (30' x 11') provides fodder and machinery storage and adjoins the gated driveway leading through to an informal grassed parking area for The Pines Lodge.

SERVICES

The Pines Barn and The Pines Lodge – separate mains electricity and water (metered).

Shared private drainage – the septic tank and drainage field is located on neighbouring land with the benefit of an easement for emptying and maintaining the system.

The Pines Barn - Ground source heat pump – underfloor heating to the ground floor.

The Pines Lodge – Electric water heater and electric panel heating. Roof mounted solar panels (RHI).

ENERGY PERFORMANCE CERTIFICATE

EPC Rating B – Full details available on request or by following the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0478-5964-7342-4786-4954>

TENURE

Freehold – Land Registry Title Number (part) SL237549

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000

Council Tax Band C

PLANNING

10/00105/AGR and 14/03916/PMBPA are the relevant consents relating to the property with documentation available to view on Shropshire Council online planning portal.

COUNTRYSIDE STEWARDSHIP

The farm is registered on the RLR and is not in a Countryside Stewardship Scheme or SFI.

Rural Payments Agency – Tel: 03000 200 301

NITRATE VULNERABLE ZONE (NVZ)

The farm is not in a Nitrate Vulnerable Zone.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

Two public footpaths cross over the farm. Applicants are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their Solicitor and/or Surveyor.

FIXTURES AND FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

PLAN AND BOUNDARIES

The plan reproduced within these particulars is based on Ordnance Survey data and is provided for illustration purposes only. It is believed to be correct, but its accuracy is not guaranteed. The Purchaser should be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the Vendor nor the Vendor's Agents will be responsible for defining boundaries or the ownership thereof.

METHOD OF SALE

The property is for sale by private treaty.

Guide Price: £650,000

VIEWING

Strictly by prior appointment with the Sole Agents: –

Nick Champion Tel: 01584 810555 E-mail:

info@nickchampion.co.uk

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Photographs taken on 24.02.2026 and 23.04.2026

Particulars prepared: March 2026

Particulars updated: 20.05.2026 and 16.09.2026

Flood Risk (Checked on 20.03.26 on

[https://check-long-term-flood-](https://check-long-term-flood-risk.service.gov.uk/postcode)

[risk.service.gov.uk/postcode](https://check-long-term-flood-risk.service.gov.uk/postcode))

Surface water: Very Low

Rivers and the sea: Very Low

Groundwater: This location is outside of a groundwater flood alert area.

Reservoirs: Flooding from reservoirs is unlikely in this area.

Mobile Coverage (Checked on Ofcom: 20.03.26)

EE, O2, Vodafone and Three: Good outdoor, variable in-home

Broadband Availability (Checked on Ofcom: 20.03.26)

Standard: 16 Mbps (highest download) / 1 Mbps (highest upload)

Superfast: 38 Mbps (highest download) / 6 Mbps (highest upload)

Ultrafast – Not available

ANTI-MONEY LAUNDERING

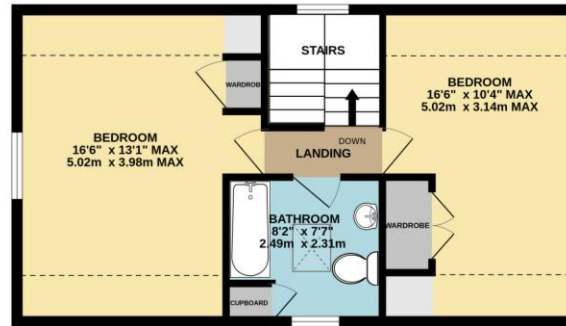
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial

checks will be handled on our behalf by a specialist company, HIPLA, who will reach out to you once your offer has been accepted. The charge for these checks is £35 + VAT (£42 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 HIPLA, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.



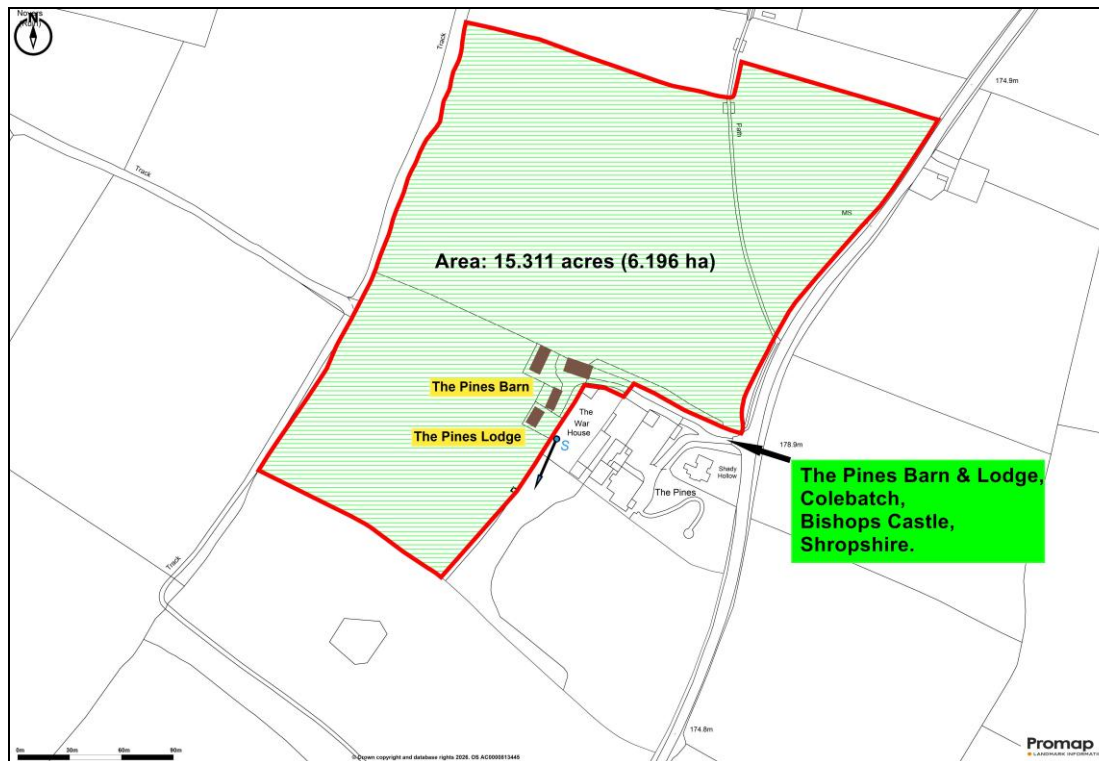
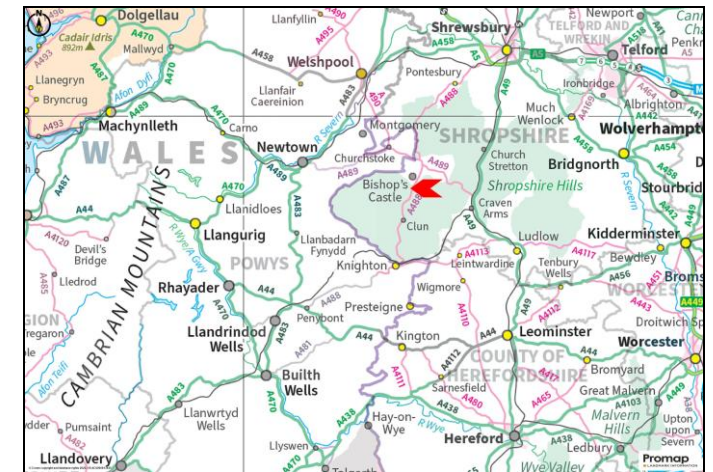


GROUND FLOOR



FIRST FLOOR

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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These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.

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