

COOPER GREEN POOKS

3 Clock House Stables, Cound Park, Shrewsbury, SY5 6BJ

2 bedroom barn conversion — £425,000 Freehold

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Coopergreenpooks.co.uk

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Clock House Stables is situated within the exclusive and gated Cound Park Estate, less than a 10-minute drive from Shrewsbury, in a peaceful courtyard setting with views of the impressive Cound Hall. This very attractive conversion has recently been stylishly renovated to an exceptionally high standard, whilst benefiting from 2 private parking spaces and a beautifully landscaped courtyard garden.

KEY FEATURES

- Stunning interior which has been reconfigured and modernised, incorporating many quality features, such as oak panelled doors with latches, wall panelling and oak boarded flooring
- Spacious entrance hall with Nina Campbell fired earth floor tiles, doors to living areas and also the refitted cloakroom
- Living room which has two windows overlooking the courtyard to front and part glazed double doors providing direct access to the rear garden
- Superb recently fitted modern kitchen with quartz working surfaces and high-quality integrated appliances. There is also a window providing further courtyard views and an additional part glazed door from the dining area to the garden
- Turning staircase from the hall to the galleried landing with skylight and doors to both bedrooms and the bathroom
- The sizable main bedroom has a dressing area and a luxuriously fitted en-suite shower room which was previously the third bedroom. There is also a further double bedroom and bathroom fitted to the same high standard as the shower room with a free-standing bath
- Double glazed windows and energy efficient biomass heating
- Electric gated development and block paved courtyard setting, shared with just 4 other properties within the grounds of the magnificent Cound Hall
- Parking in front of the property for at least 2 cars and gated access to a very secluded rear courtyard garden, which has been paved in Indian stone with established borders and a lovely timber framed summer house
- Cound Park is ideally situated in the attractive village of Cound with its historic church, thriving tennis club, cricket club and village hall. There is direct access to a public footpath and a range of stunning country walks which include one to the renowned and recently refurbished Riverside Inn. Cound was recently voted one of the most desirable villages to live in Britain (Telegraph Jan 2023). Locally there is a post office and village shop at Cross Houses and the market town of Much Wenlock is just 5 miles away, as is the impressive county town of Shrewsbury.

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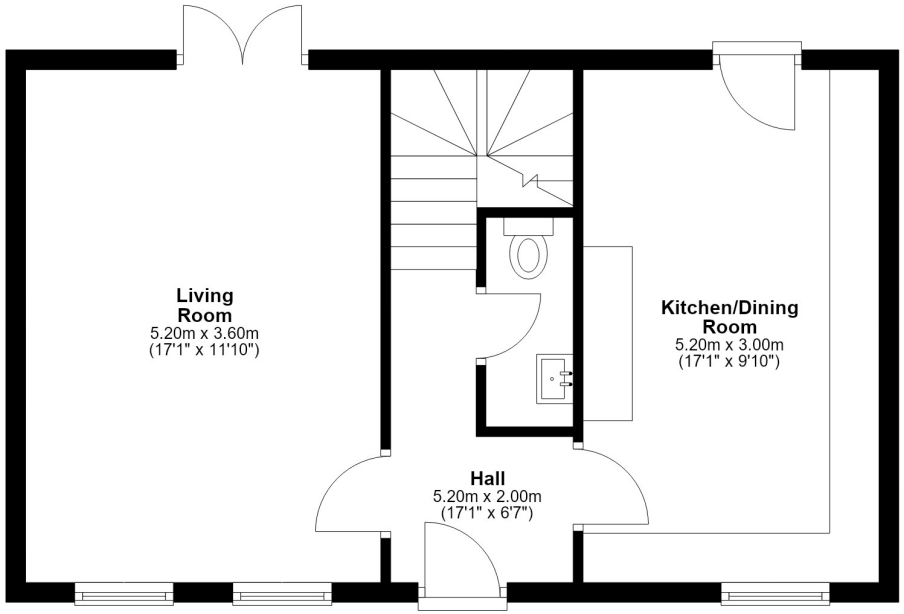
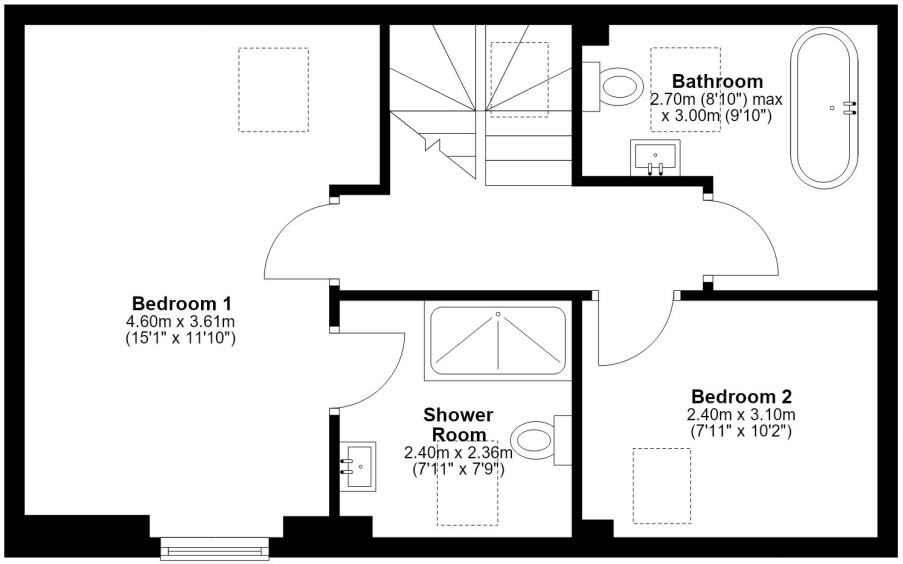
Ground Floor

Approx. 45.0 sq. metres (483.9 sq. feet)



First Floor

Approx. 45.0 sq. metres (483.9 sq. feet)



Total area: approx. 89.9 sq. metres (967.8 sq. feet)

































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BOUNDARIES NOT CONFIRMED

Tenure	**Freehold**
Local Authority	**Shropshire Council**
Council Tax	**Band C**
EPC Band	**Band C**
Services	**Mains water, electricity and drainage are connected. Biomass heating.**

Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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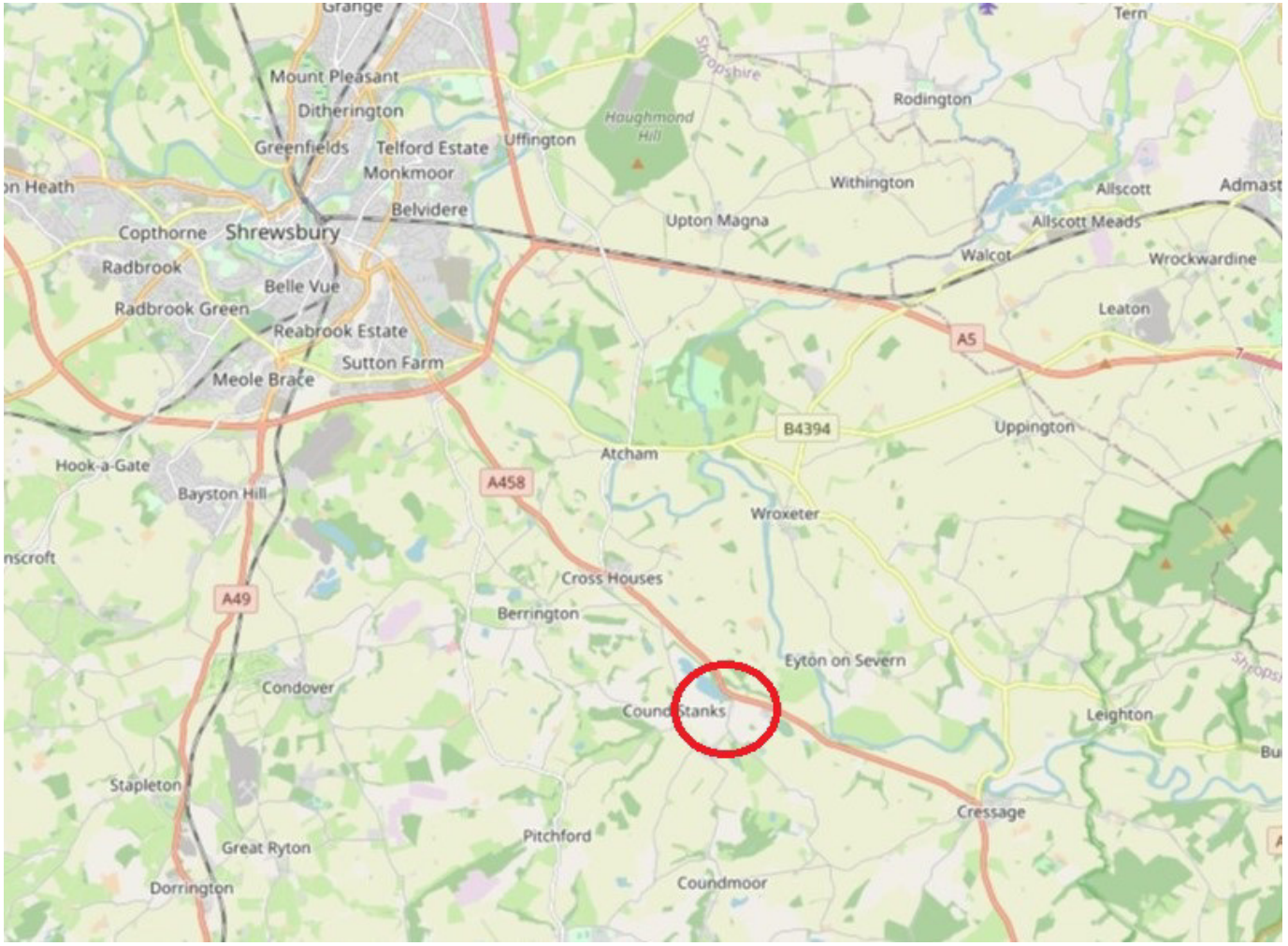

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