



SAMUEL WOOD

Kiln House, The Old Hare and Hounds, Cruckton, Shrewsbury, Shropshire, SY5 8BX

Offers In The Region Of £595,000



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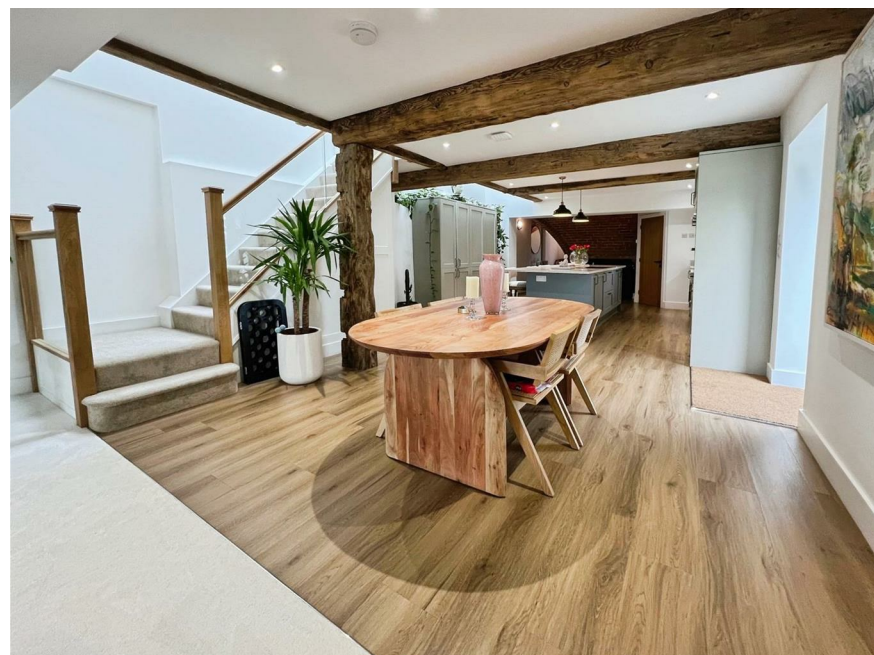
- Stunning Three-Bedroom Barn Conversion
- Quartz Worktops & AEG Appliances
- Underfloor Heating to Ground Floor
- Oak Staircase with Glass Balustrade
- Parking and Electric Car Charging Point
- Exclusive Rural Development near Shrewsbury
- Original Brick Kiln & Exposed Beams
- Master Suite with Juliet Balcony
- Landscaped Gardens with Patio Area
- EPC Rating C

A rare opportunity to acquire Kiln House, a beautifully restored three-bedroom end terrace barn conversion forming part of an exclusive rural development on the outskirts of Shrewsbury. Once the historic Old Hare and Hounds public house, this striking home now blends period character with modern elegance. Set within landscaped gardens and boasting far-reaching countryside views, the property offers spacious, light-filled interiors designed for contemporary living. Kiln House is a rare combination of historic character, modern luxury and countryside tranquility, making it a truly exceptional family home.

Inside, the property exudes character and space. The entrance hall opens onto the impressive exposed brick kiln, which features an iron gate and shelving, creating a unique, secure feature. Beyond the kiln lies the spacious kitchen, dining and living area. The kitchen is a modern culinary haven, with a large central island, extensive base and wall units with quartz surfaces, and fully integrated AEG appliances including twin ovens, two fridge freezers, a bespoke double larder and a dishwasher. Oak-effect Karndean flooring and underfloor heating extend throughout the ground floor, enhancing the modern yet warm ambiance. A utility room/wc is conveniently adjacent to the kitchen. The living and dining area offers ample space for furniture and enjoys views over the front gardens with new sound proof windows and carpet. Additional storage is cleverly incorporated beneath the stairs. The property covers a generous 2,314 sq. ft., with a side door providing direct access from the garden to the kitchen.

Upstairs, a bright landing illuminated by skylights provides access to three spacious bedrooms and the family bathroom. The master suite features fitted wardrobes, French doors opening onto a Juliet balcony, and a luxury ensuite bathroom with a step-down shower and skylight. Two further double bedrooms overlook the gardens and surrounding countryside, sharing a well-appointed family bathroom with bath, shower and Velux window.

Approached via a tarmac parking area, a stone path leads through the immaculately maintained lawned garden with secure perimeter fencing, either to the main entrance or the side door. Kiln House offers parking for up to three vehicles, with gardens laid to lawn and enclosed for privacy. An air source heat pump, discreetly screened, provides efficient heating throughout.







Directions

what3words: ///clan.canoe.informal

Services: We understand that the property has air source heat pump, mains electricity, mains water and mains/private (tbc) drainage.

Broadband Speed: tbc

Flood Risk: Very low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

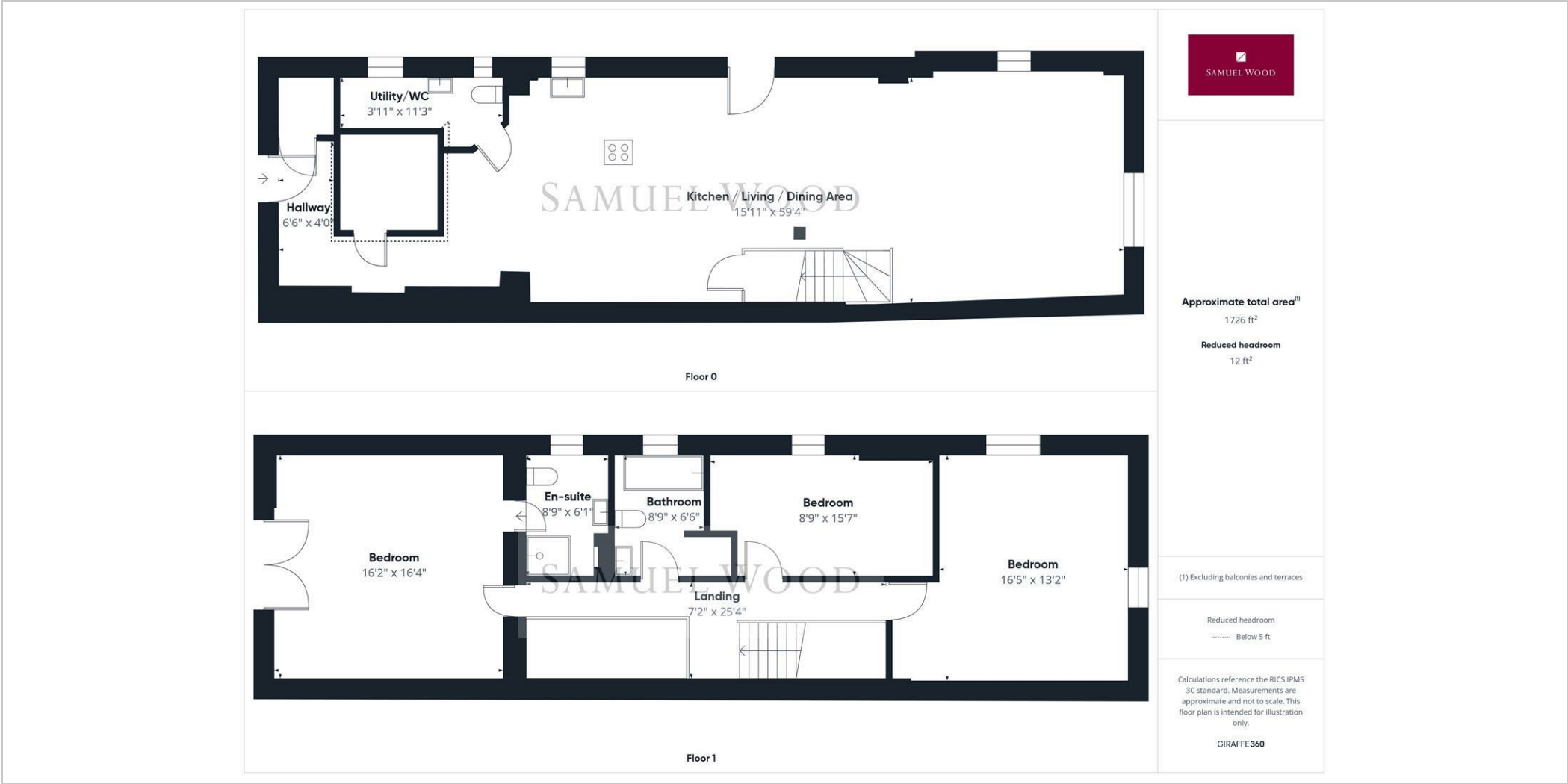
Council Tax Band: E

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.







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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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