

SAMUEL WOOD

Jackdaws, Bryn Y Cagley Whitcott Keysett, Clun, Craven Arms, Shropshire, SY7 8QE

Offers In The Region Of £530,000



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- 4 Bedroom Barn Conversion
- Character Features
- Wonderful Views
- Garden & Paddock Extending to 2.3 acres
- Barn & Garage
- Rural Location



A beautifully appointed link detached barn conversion occupying an idyllic rural setting with approximately two acres of gardens and paddock, enjoying exceptional countryside views and an outstanding range of outbuildings.



Thoughtfully arranged over split levels, the accommodation flows effortlessly and is filled with natural light. A welcoming reception porch leads into the entrance hall, where a contemporary shower room serves the versatile fourth bedroom, offering ideal accommodation for guests, dependent relatives or those seeking a home office.

A short flight of steps rises to the impressive vaulted sitting and dining room, undoubtedly the heart of the home. Three large Velux roof windows flood the room with daylight, while the generous proportions create a wonderful space for both relaxed family living and entertaining. Adjoining this is the beautifully appointed kitchen/breakfast room, fitted with an excellent range of matching cabinetry and ample preparation space, providing the perfect setting for everyday living.
Further steps lead to the rear hallway with direct access to the gardens. Here, three double bedrooms are arranged, including a principal suite complete with a dedicated dressing room and en-suite bathroom, creating a peaceful and private retreat.

Outside continues to impress. A driveway leads to a parking area before taking you to an excellent detached barn incorporating three generous bays together with a loft storage area, offering flexibility for workshop space, vehicle storage, hobbies or potential future uses, subject to any necessary consents. Complementing the barn is a garage with light and power together with a separate carport.

The gardens have been lovingly landscaped to create a series of attractive outdoor spaces. the lawn is complemented by mature trees, colourful shrub borders and well-stocked raised beds, while an extensive patio provides the perfect setting for outdoor entertaining and summer dining. A charming summer house and garden shed add further practicality and enjoyment. Beyond the gardens, a gate opens into the adjoining grass paddock, ideal for those with equestrian interests, small livestock or anyone wishing to embrace a true country lifestyle.

The setting is one of Jackdaws' greatest assets. Whitcott Keysett is a pretty rural hamlet surrounded by some of South Shropshire's finest countryside. The nearby historic market town of Clun, with its famous Norman castle, offers everyday amenities and a thriving community, while the popular market town of Bishop's Castle provides an excellent selection of independent shops, cafés, traditional inns, schools and cultural events. The surrounding hills, footpaths and bridleways offer exceptional opportunities for walking, riding and enjoying the natural beauty of the area.















Directions

From Clun proceed over the river bridge and turn right for Newcastle after approximately 2 miles turn right to Whitcott Keysett. In the centre of the small hamlet go over the bridge and continue for a short distance and you will see a tarmacadam drive on your right hand side which leads to Jackdaws. what3words: ///punters.backfired.storyline

Agents Note -
1. There is an Agreement with the owners of Bryn y Cagley that they can park 2 vehicles in the Parking Area at the top of the driveway.
2. Jackdaws is not Listed but is attached to a Listed Building.
3. The tarmac drive to Jackdaws continues past the house to Bryn y Cagley. The owners of Bryn y Cagley Hall have a right of way to their property over the access drive.

Planning Permissions - There was permission granted for a conversion of the barn into one unit Holiday Accommodation (with three double bedrooms) planning has now lapsed but details can be found on the [planning portal using reference: 16/02840/FUL and 16/02841/LBC

Services - We understand that mains water, mains electricity are connected. Private drainage to cesspit. Oil fired heating.

Broadband Speed: 8 Mbps

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

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

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.

Viewings: Strictly by appointment only, please contact the office on 01588 672 728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764





Floor Plans



Total floor area: 206.1 sq.m. (2,219 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.