



SAMUEL WOOD

Upper Farm Barn Woolston, Church Stretton, Shropshire, SY6 6QD

Offers Over £350,000



Upper Farm Barn Woolston

Church Stretton, Shropshire, SY6 6QD



- 2 Double Bedroom Barn Conversion
- Open Plan Reception Room
- Quiet Location
- Bathroom & Ensuite
- Beautiful Garden
- Character Property

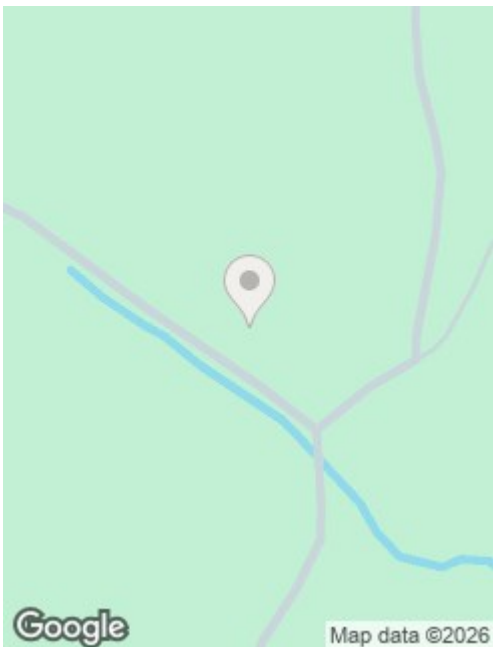
A charming two-bedroom stone barn conversion which enjoys a delightful rural setting within the Shropshire hamlet of Woolston, surrounded by beautiful open countryside and conveniently positioned for both Church Stretton and Craven Arms, the property offers a wonderful blend of character and comfort together with driveway parking and oil-fired underfloor heating.

Internally, the accommodation is thoughtfully arranged and includes a welcoming open-plan kitchen diner living room, creating a sociable and versatile heart to the home. There are two double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A separate family bathroom features a particularly attractive freestanding bath, providing the perfect place to relax and unwind.

Outside, the property truly comes into its own. To the front is a charming courtyard garden, while the beautifully maintained rear garden has been thoughtfully landscaped and planted, with a variety of mature shrubs, plants and raised beds. Steps lead upwards to a large paved patio, an ideal setting for alfresco dining and summer entertaining, while also enjoying lovely views across the surrounding countryside. Beyond the patio, further raised beds are currently utilised as a productive vegetable garden, making excellent use of the space. There is also a delightful summer house, positioned to take full advantage of the peaceful surroundings and far-reaching rural views. It provides a wonderful additional space for relaxing, working from home or simply enjoying the garden throughout the warmer months.







Directions

Please use the what3words app to locate the property using reference //redeeming.vacancies.march and this will take you outside the property.

We understand that the property has oil fired heating, mains electric, mains water and shared septic tank, between 3 properties sharing the costs.

Broadband Speed: Basic 5 - 950 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: B

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.

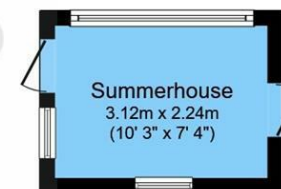
Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764







Ground Floor



Outbuilding

Total floor area: 79.0 sq.m. (850 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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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