



SAMUEL WOOD

5 Pipe Aston Barns, Pipe Aston, Ludlow, Shropshire, SY8 2HG

£1,100 Per Month



# 5 Pipe Aston Barns

Pipe Aston, Ludlow, Shropshire, SY8 2HG



A barn conversion situated in a lovely rural setting surrounded by a complex of period barns. Comes with a large private garden and open front garage. Only 10 min drive from Ludlow.



A gorgeous barn conversion situated in a lovely rural setting surrounded by a complex of period barns. Comes with a large private garden and open front garage. Only 10 min drive from Ludlow.

This beautiful property has been converted with wealth of original character features preserved throughout the property. It will suit those looking for a countryside living but wish an easy access to modern conveniences.

Ground floor comprised of a hallway; true country kitchen set in a dual aspect room with large breakfast area; large sitting room with wood burning stove offers an adequate space even for large families as well as cosy evening thanks to the character of the room. 2 double bedrooms and a family bathroom are set on the first floor. Both bedrooms have built in storage but the master bedroom is notable for the size and wealth of character features.

Outside there is a large garden to the front as well as an open fronted garage for one car. The property is reached by a small private drive and therefore is set aside from the road. Pipe Aston is a village with a very small community.

Attached map shows the location of the barns with red outline of the area associated with converted Pipe Aston Barns (the 'U' shaped building on the map). Please do note that the outlined area is not in its entirety designated for the tenant's enjoyment but rather to show the private land associated with owners of the barns. This provides for more of a secure environment – only residents and invited guests should be present in the area.

The hamlet has a very rural character but Ludlow town is easily reached by car and just 4 miles away. Ludlow is positioned on the A49 linking Shrewsbury in the North and Hereford in the South. The town has a train station on the main Cardiff to Manchester line with trains running to London at regular intervals. Available unfurnished. Available on an initial 12 month rental.

Pets considered







## Directions

Available on a min 12 months tenancy.  
Unfurnished (please note, no white goods provided).  
No smoking/vaping.  
Pets considered.  
EPC - D  
Council Tax Band – B  
Utilities (mains electric, private water supply, private drainage)  
Parking situation – open fronted garage for one car

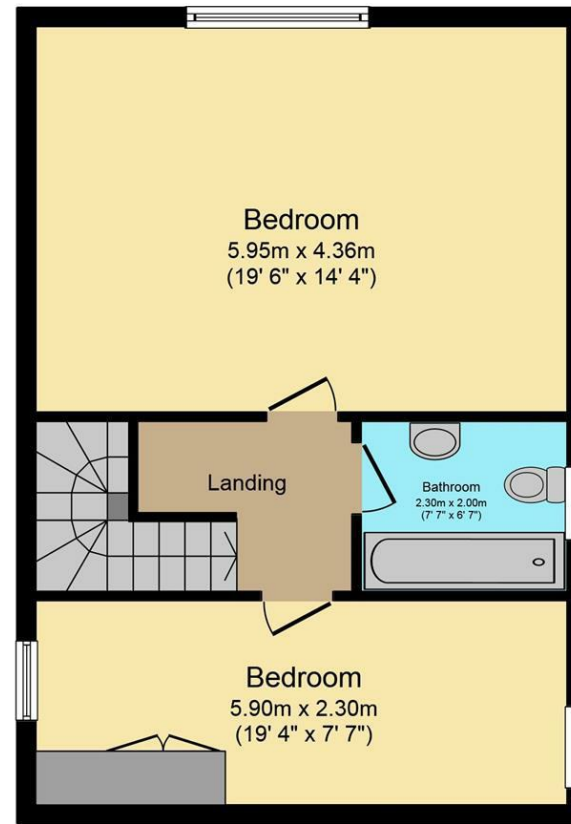




## Floor Plans



**Ground Floor**



**First Floor**

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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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