

SAMUEL WOOD

The Hen House Cleedownton, Ludlow, Shropshire, SY8 3EH

Offers Based On £475,000









3 2 2 F

The Hen House is a stunning three-bedroom barn conversion nestled in a picturesque rural setting, offering breathtaking views of Titterstone Clee and the surrounding Shropshire countryside. This thoughtfully designed accommodation features a spacious Reception Hall, WC, a modern Kitchen Diner perfect for gatherings, and a cozy Living Room ideal for relaxation. A large main bedroom with an ensuite and additional two double bedrooms and shower room. Outside, you'll find a garage and driveway parking, complemented by a generous garden that invites outdoor enjoyment. Experience the perfect blend of rustic charm and modern living. EPC rating F

- 3 Bedroom Detached Barn Conversion
- Character Property
- Garage & Parking
- Spacious Property
- Brilliant Location
- Beautiful Garden

Front door opens into

Spacious Reception Hallway
Having door into understairs storage cupboard, 2 wall mounted radiators and windows to front and rear elevations.

Cloakroom
Having wc, wash hand basin and extractor fan fitted

Kitchen / Diner
Having tiled floor and a range of matching units to include base cupboards, wall cupboards and drawers, granite work surfaces and tiled splashbacks. There is a Belfast sink and integrated fridge freezer, washing machine and dishwasher, five ring Rangemaster electric cooker with extractor positioned above, wall mounted radiator and windows to rear and front elevations.

Living Room
Having a stone feature fireplace with flagstone hearth and wood burner fitted, wall mounted radiator, window to frontage and double doors opening onto the patio in the rear garden.

Staircase then rises to the large

First Floor Landing
Has ideal study space, wall mounted radiator and Velux window to frontage.

Bedroom 1
Having 2 fitted wardrobes with hanging rail and shelving, wall mounted radiator and windows to rear and side elevation and Velux windows to frontage.

En-suite
Has a range of base cupboards and drawers with wc and wash hand basin to vanity cabinet, extensively tiled walls, large, tiled flooring and underfloor heating. Large walk-in shower, heated towel radiator and window to rear elevation.

Shower Room
Having suite in white of wc, pedestal wash hand basin and shower unit with electric shower fitted. Extensively tiled walls, door into airing cupboard housing the hot water cylinder, fitted shelving and window to rear elevation.

Bedroom 2
Having fitted wardrobe, wall mounted radiator, windows to front and side elevations.

Bedroom 3
Having fitted wardrobe, wall mounted radiator and windows to side and rear elevation.

Outside
The property is approached by a gravel driveway with parking for up to 3 vehicles. Access to the garage with up and over door and light and power fitted. There is a range of raised beds with mature shrubs and plants and then the rear garden directly off the property has a flagstone patio which is fantastic for summer dining. Storage shed to the side of the property and steps then lead up to a good sized lawn with raised beds to borders with a range of apple, pear and plum trees and further mature shrubs and plants. Fantastic views of the Shropshire countryside and Clee Hill.

Agents Note
1.Neighbour has a right of access across the side of the property to gain access to their rear garden.
2. We understand that the property forms part of a curtilage listing, which means that whilst it is not individually listed, it is regarded as part of the setting of a historic building and is therefore protected. For the buyer, this preserves much of the property's charm and heritage character, ensuring that any future works respect its timeless appeal. It is worth noting that alterations, extensions or repairs may require Listed Building Consent, and buyers are encouraged to make their own enquiries with the Local Authority to understand what may or may not be permissible.

Services
Mains electricity, mains water, private drainage via a septic tank, oil fired central heating, Broadband speeds Basic 10 Mbps. Flood Risk – Very Low

Local Authority
Shropshire Council

Tax Band C

Tenure
The property is freehold

Viewings
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Referrals
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.

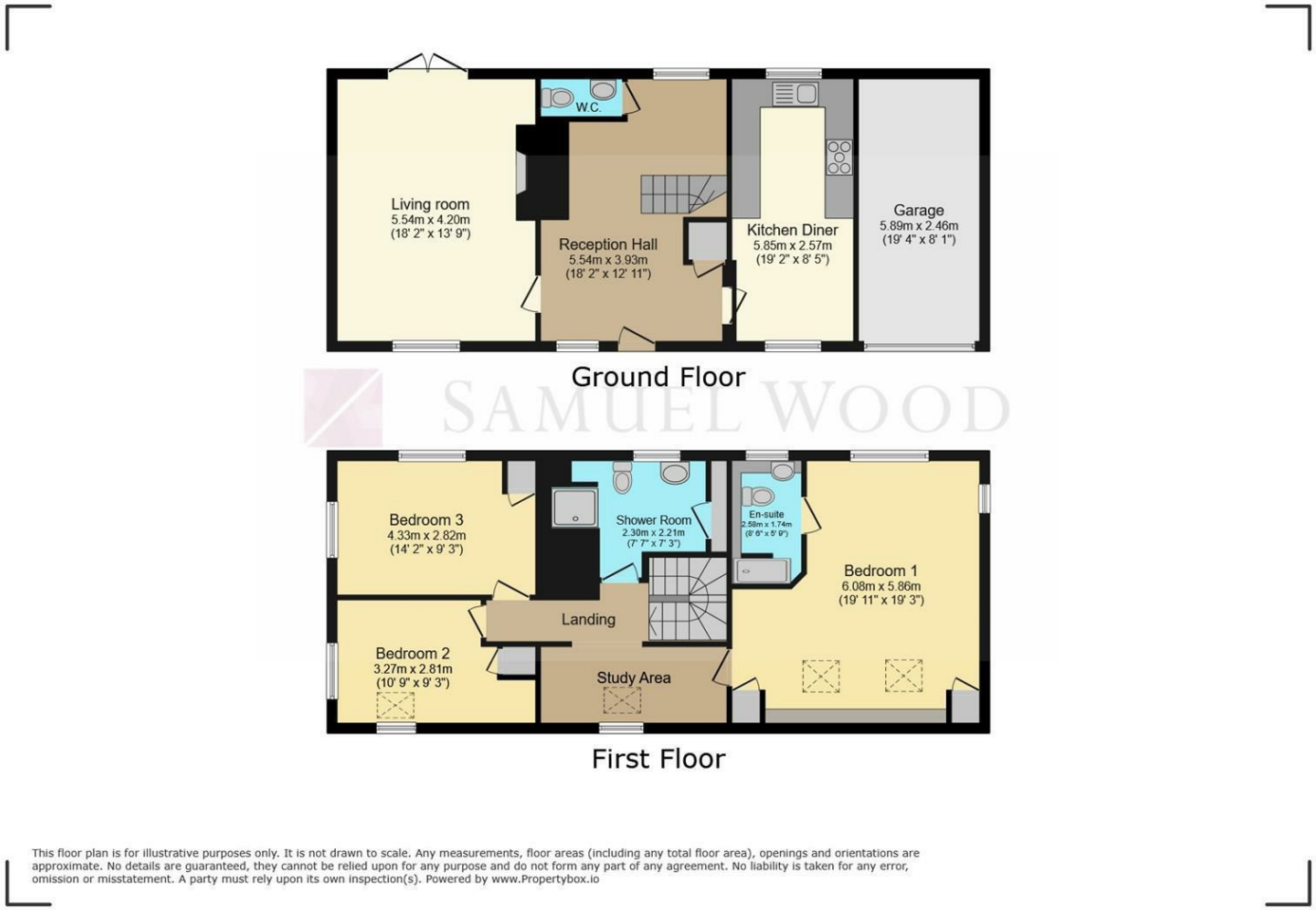








Floor Plans



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.