

SAMUEL WOOD

The Sun Barn, Powells Lane, Clun, Craven Arms, Shropshire, SY7 8LA

Offers In The Region Of £495,000



The Sun Barn, Powells Lane

Clun, Craven Arms, Shropshire, SY7 8LA

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- Stunning, Characterful Property
- Three Bedrooms & Two Bathrooms
- Gallery Balcony
- Air Source Heat Pump & Solar Panels
- No Upward Chain
- Impressive First Floor Living Space
- Kitchen leads to the Courtyard Garden
- Garage & Two Car Driveway
- Idylic Rural Setting with Superb 360° Views
- EPC Rating C

Set within the attractive South Shropshire town of Clun, and enjoying far-reaching views towards the surrounding hills, The Sun Barn is a highly individual property offering exceptional versatility and considerable character. Constructed in 1994 using vernacular materials that reflect the local architectural heritage, the property combines distinctive design with practical and adaptable accommodation.

Clun is one of South Shropshire's most picturesque and historic small towns, surrounded by beautiful countryside and well known for its strong sense of community and unspoilt setting. The property is well placed to enjoy the tranquillity of rural living whilst remaining within convenient driving distance of Craven Arms, Ludlow and Shrewsbury, all of which provide an extensive range of amenities and services.

On entering the property, an impressive reception hall creates an immediate sense of space and individuality. The ground floor offers three generously proportioned bedrooms, including a principal bedroom with en suite bathroom, together with the main family bathroom. The kitchen is smartly appointed and opens directly onto the enclosed courtyard garden.

The first floor is a particularly striking feature of the house. Here, an impressive living room is filled with natural light from expansive windows and offers a highly adaptable space with areas suited to dining, music, reading, study and relaxation. This floor can be accessed either by staircase or via the Stiltz lift and also benefits from a cloakroom with WC. The layout provides a wonderful sense of openness and flexibility, equally suited to everyday living and entertaining.

A further staircase rises from the study area to a landing serving the impressive balcony gallery. From this elevated position, there is a dramatic outlook over the principal living space, emphasising the scale and architectural character of the property.

Outside, the property benefits from driveway parking for two vehicles and a garage with electric door. The enclosed courtyard garden provides a private and sheltered setting for entertaining, alfresco dining or simply enjoying the peaceful surroundings.

The Sun Barn is a truly distinctive home, offering imaginative design, versatile accommodation and a wonderful setting in one of South Shropshire's most appealing towns. The relaunch of this exceptional property presents a rare opportunity to acquire a residence that combines architectural individuality with practical modern living.

















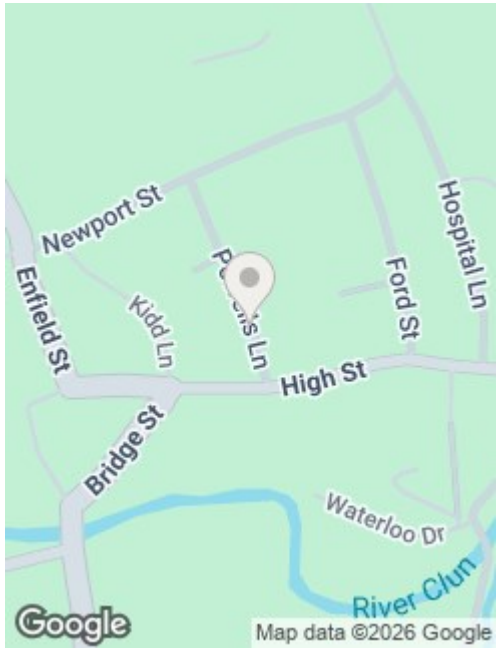

Directions

Please use the what3words app to locate the property using reference ///shameless.spooned.export this will take you directly to the property.

Services: We understand that the property has air source heating and solar panels, mains electricity, mains water and mains drainage. The property has high quality insulation.

Broadband Speed: Up to 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: 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.


KING GEORGE V
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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.