



Meadow Barn, Halford, Craven Arms, SY7 9JG

Offers in the region of £310,000



Holters
Local Agent, National Exposure

Meadow Barn, Halford, Craven Arms, SY7 9JG

A spacious barn conversion offering 3 double bedrooms, 2 reception rooms, period features, a south-facing garden, off road parking, countryside view and is found in the quiet, semi-rural hamlet of Halford less than 1 mile from Craven Arms town centre.

Key Features

- End-of-Terrace Barn Conversion
- 3 Double Bedrooms
- 2 Reception Rooms
- Period Features
- Sizeable, South-Facing Garden
- Driveway & Off Road Parking
- Views Across Neighbouring Countryside
- Part of an Unique Development
- Peaceful, Semi-Rural Location
- Less than 1 Mile from Shops & Facilities in Craven Arms

The Property

Introducing Meadow Barn, which is 3 bedroom, end-of-terraced barn conversion located at the end of a private road within a unique development located in the semi-rural Shropshire hamlet of Halford, less than 1 mile from the vibrant town centre of Craven Arms.

Meadow Barn offers the best of both town and country living, surrounded by fields and rolling hills, a million miles from the hustle and bustle of city life, yet conveniently just a short commute to the vast range of independently owned shops and facilities and a railway station in Craven Arms.

Once part of the neighbouring Church Farm, which is still a working farm, Meadow Barn, along with the adjoining barns/properties were converted in the late 90's and designed to retain their character and sympathetically blend in with the surrounding landscape, while each offering different layouts.

This deceptively spacious property enjoys period features and has been lovingly maintained over the years and

offers 3 double bedrooms, 2 good-sized reception rooms and a bathroom, while outside, a driveway provides off road parking, there is a sizeable south-facing front garden and a small courtyard rear garden. Countryside views can also be enjoyed from the first floor.

Inside, the accommodation is made up on the ground floor of a reception hall with stairs rising off to the first floor, a kitchen, a W.C, a rear porch, a dining room and a living room with a feature fireplace and inset wood-burning stove. On the first floor, a spacious landing area could double up as a study and leads to the 3 double bedrooms, a useful storage cupboard and the bathroom. Bedroom three also has the benefit of a built-in wardrobe, whilst bedroom one could be easily converted to create a 4th bedroom if required, subject to all necessary permissions.

Outside, a gravelled driveway is approached at the end of a private lane and provides off road parking for at least 2 vehicles. The south-facing front garden is largely laid to lawn, along with gravelled pathways, a variety of mature shrubs and well-defined fenced boundaries. The rear courtyard is gravelled for ease of maintenance.

The Location

Meadow Barn is nestled within the semi-rural hamlet of Halford, surrounded by picturesque countryside and rolling hills and found just outside the town of Craven Arms in South Shropshire, close to the Welsh/English border.

Described as the 'Gateway to the Marches' Craven Arms is located on the A49 and is found within the

encompassing Shropshire Hills, historic manor houses, fortified castles and beautiful countryside. Offering a good range of facilities including a supermarket, doctors surgery, Post office, petrol station, butchers and its own array of independent shops Craven Arms offers everything you will need for day to day living. The town also benefits from the Welsh Marches railway line and station, with regular trains throughout the day leading north to the county town of Shrewsbury and South to the medieval town of Ludlow and beyond. For lovers of the outdoors Craven Arms is a haven for nature enthusiasts and those of an active disposition, surrounded by stunning scenic countryside with rolling hill tops as far as the eye can see the town and nearby surroundings are popular with walkers and cyclists with a variety of recreational and activity centres within the area.

The historic tourist town of Ludlow is an architectural gem with a stunning array of Tudor, Georgian and Victorian properties. A gastronomic centre, Ludlow plays host to the annual food festival which attracts 20,000 visitors to the town. It is also home to a wonderful array of eating establishments and is part of the slow food movement.

A little further afield you will find Church Stretton, also known as 'little Switzerland' this neighbouring town is nestled at the foot of Shropshire Hills and enjoys direct access to over 20 square miles of National Trust land known as the Long Mynd.



21 miles north Shrewsbury, the birth place of Charles Darwin, is a vibrant and lively town with a very cosmopolitan yet traditional atmosphere. The town's 660 listed buildings are complimented by a host of trendy and sophisticated bars and restaurants, the medieval streets do however still retain many classic public houses and dining establishments. Built on the River Severn the town hosts the annual Shrewsbury Flower Show which is one of the largest and oldest horticultural shows in the country attracting over 100,000 visitors. Home to 3 shopping centres, 2 significant retail parks and countless independent retailers the town is an excellent place to enjoy some retail therapy.

Services

We are informed the property is connected to mains electric and water. The property has a private septic tank.

Heating

The property has the benefit of an LPG gas fired boiler for heating the water and one radiator. New storage electric heating were installed in 2023.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band D

Agents Notes*

The neighbouring agricultural building is currently being used for storage of machinery only.

Nearest Towns/Cities

- Craven Arms - 1 mile
- Ludlow - 9 miles
- Church Stretton - 8 miles
- Clun - 9 miles
- Shrewsbury - 21 miles
- Much Wenlock - 17 miles
- Bridgnorth - 20 miles
- Telford - 25 miles

Broadband

What3Words

///civic.horizons.saved

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

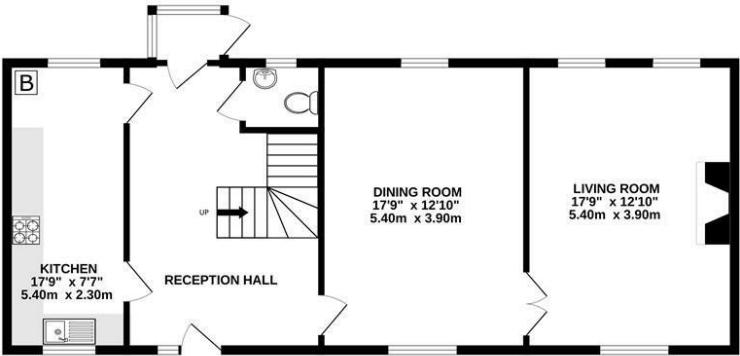
Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

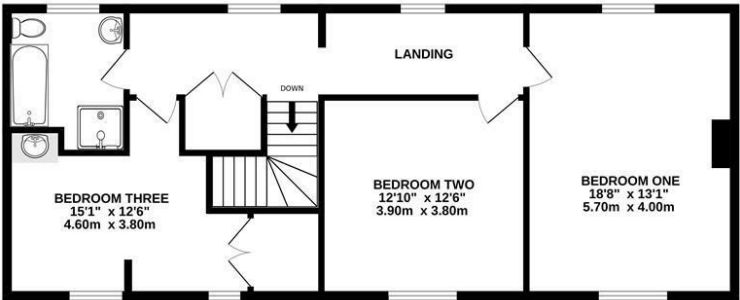
Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.



1ST FLOOR
810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA: 1630 sq.ft. (151.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropix. ©2023.

