



Pen y Wern Barn
Blackhill, Clun, SY7 0JD

01588 638755

FOR SALE BY PRIVATE TREATY



Price: £240,000 Region

Bishops Castle (6 miles) - Craven Arms (9 miles) - Ludlow (18 miles), Shrewsbury (26miles) All distances are approximate

GENERAL REMARKS

Pen y Wern Barn is an exceptional detached stone building which for its age, is in excellent condition. Its sale presents an exciting opportunity to develop a spacious family home with annex accommodation in a delightful rural setting

It is principally built of stone with a slate tile roof and is thought to date back to the 18th century. The structure includes an area of timber framing clad in weather boarding. Timber king post roof trusses are an internal feature of the building together with a large number of arrow slit wall openings.

LOCATION

The barn is located in an area of outstanding natural beauty and part of the dramatic South Shropshire rolling countryside. It is set about 1.5 miles east of Clun on the Hobarris Road with the larger towns of Ludlow, Craven Arms, Bishops Castle and Shrewsbury within comfortable driving distance.

PLANNING CONSENT

Planning consent was granted for the "conversion of redundant agricultural dwelling into dwelling with Annex" on 14th June 2018 (Ref 17/04989/FUL) by Shropshire Council.

The plans will create a beautiful home, retaining many original features and extending externally when developed, to over 3000 square feet as follows:

PROPOSED ACCOMMODATION

FIRST FLOOR

4 bedrooms, all en-suite, kitchen/dining room, sitting room.

GROUND FLOOR

Utility, study, entrance hall, office/studio, workshop, integral garage.

ANNEX

Kitchen/sitting room, bedroom, shower room, mezzanine store.

OUTSIDE

Ample parking and good sized grounds to landscape.

SERVICES

Mains electricity on site. Private borehole water supply, subject to metered charges, (purchaser will have the option to sink their own borehole). A private drainage system will be installed by the purchaser and located to the south east on land provided by the owner and subject to easements.

VIEWING

Strictly through the Agents: Halls, 43 Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

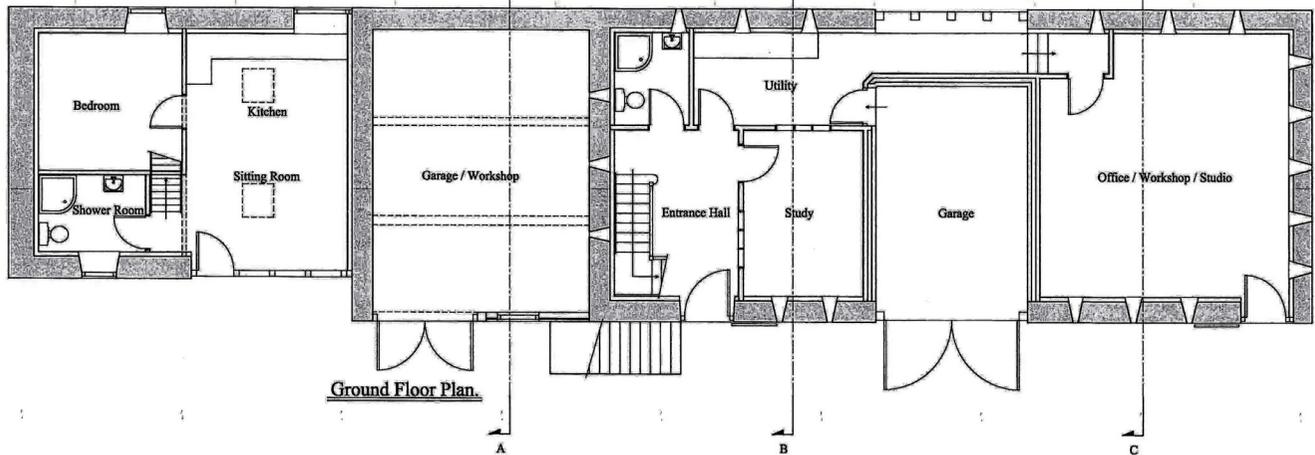
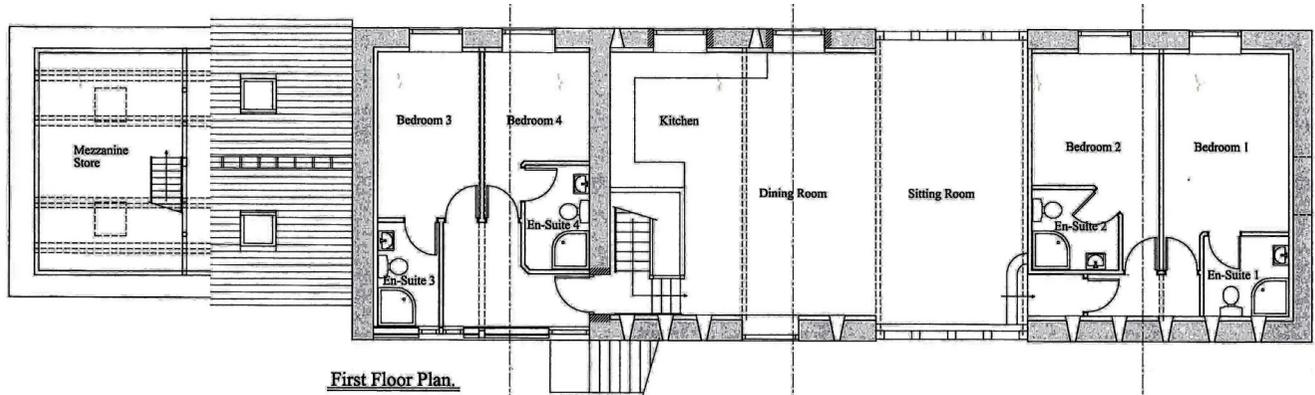
DIRECTIONS

From the bridge in Clun, go up the hill on the Knighton road, past the church, turn left for Hobarris. Stay on this road for 1.5 miles and the barn is on the left next to a farmhouse and modern buildings.

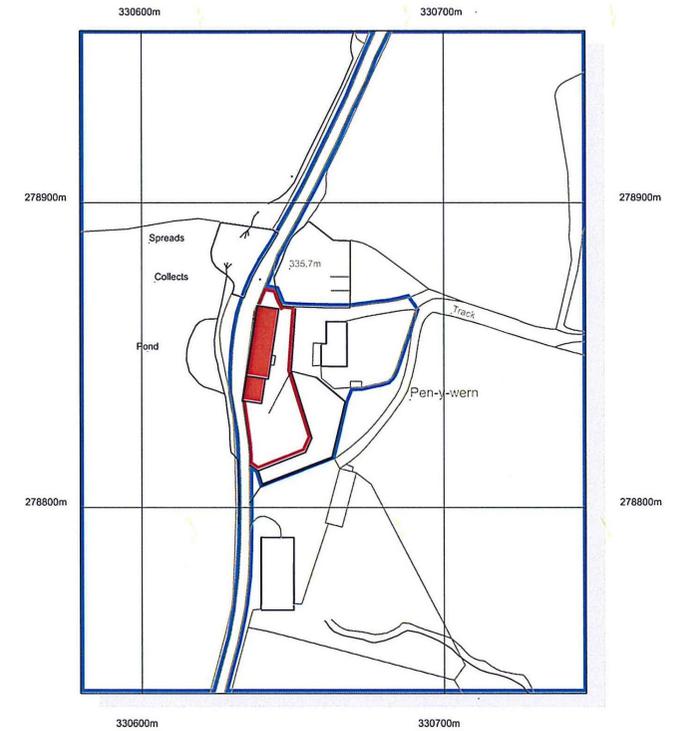
MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.

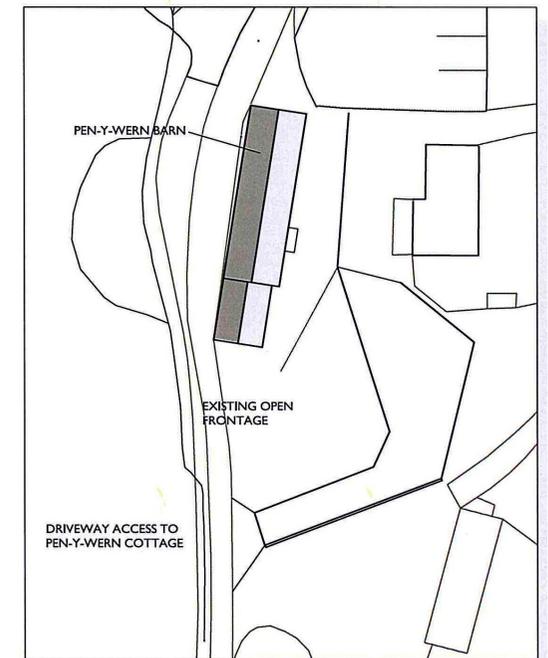
PROPOSED FLOOR PLAN



LOCATION PLAN



BLOCK PLAN



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Bishops Castle Office:
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