



The Wain Barn
Whettleton, Shropshire, SY7 9AJ

A beautifully presented barn conversion boasting the perfect blend of character and modern features, situated in idyllic Shropshire countryside.

Craven Arms 1.2 miles, Ludlow 7 miles, Shrewsbury 22 miles

Ground Floor – Porch | Dining room | Kitchen/breakfast room | Utility room | Cloakroom | Sitting room | Sun room

First Floor – Principal bedroom suite with dressing room and en-suite showerroom | A further four bedrooms (one en-suite bathroom) | Mezzanine loft room

Garden and grounds – Terrace | Gardens | Kitchen garden | Carport | Workshop | Parking | EPC: D

The Property

The Wain Barn is a beautiful barn conversion situated within idyllic rural Shropshire countryside. The barn was built in 1868 and sympathetically converted in 2000 and boasts a wealth of character perfectly combined with modern amenities to create a wonderful family home. Upon entering the property, you are welcomed to the porch which leads in to the light reception/dining hall way which has beautiful wooden flooring and shows the galleried staircase, which visually leads up to second storey ceiling height with sky lights and exposed beams. From here the spacious kitchen/breakfast room can be found which offers space for dining and has French doors accessing the gardens, ideal for seasonal al-fresco dining and entertaining. The kitchen is fitted with bespoke wooden units and integrated appliances including an electric AGA, a dishwasher and a Belfast sink. There is a utility room adjacent which offers further units providing storage and a wash basin. There is an external door ideal for countryside walks.

The sitting room is a beautiful room boasting superb proportions and has a large stone inglenook fireplace housing a Clearview wood burning stove. Adjacent is the wonderful sun room, which offers a triple aspect enjoying the glorious views all around. There are two sets of French doors opening out on to the garden. The sun room has a beautiful vaulted ceiling with exposed beams and has flagstone tiled flooring. A cloakroom WC services the ground floor.

On the first floor, the principal bedroom also enjoys a vaulted ceiling with exposed beams throughout, there is a walk-in dressing room with integrated storage space and an en-suite shower room. There are four further spacious bedrooms, one benefitting from an en-suite bathroom. Any of the bedrooms can be used as study rooms if not required as bedrooms. In bedroom two, there is a staircase leading up to a mezzanine loft space, ideal for storage.

Outside

The rear garden is mainly gravelled with some superb well stocked herbaceous borders and shrubs throughout. The front garden is mainly laid to lawn with a wonderful terrace area, providing ideal seating spaces. There is an outbuilding providing a superb workshop with loft space for storage. There is a carport adjacent and gravelled parking for further vehicles. The property enjoys a kitchen garden which has a Victorian greenhouse and raised beds.







Location

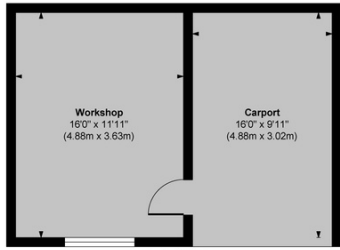
The property is situated within the rural hamlet of Whettleton, surrounded by glorious Shropshire countryside. There is ample opportunity for countryside walks on your doorstep. The hamlet sits just 1.2 miles from the market town of Craven Arms, which offers all of the day-to-day amenities required including supermarkets, doctors, cafes, pubs, restaurants and much more. The vibrant and historic market town of Ludlow is about 7 miles offering a further range of amenities. For a wider shopping experience, Shrewsbury can be reached at around 40 minutes away.

Schooling in the area is good with primary and secondary schools in the nearby market towns and villages. For the private sector, Bedstone College and Shrewsbury School are within good reach.

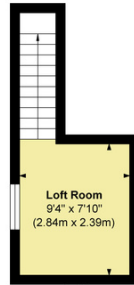
The A49 connects to the wider network and there is a train station in Craven Arms on the Manchester to Cardiff line.



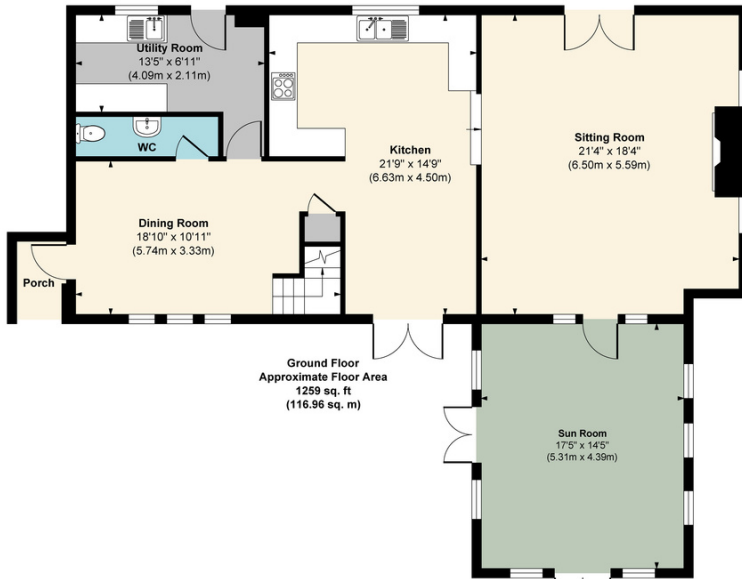
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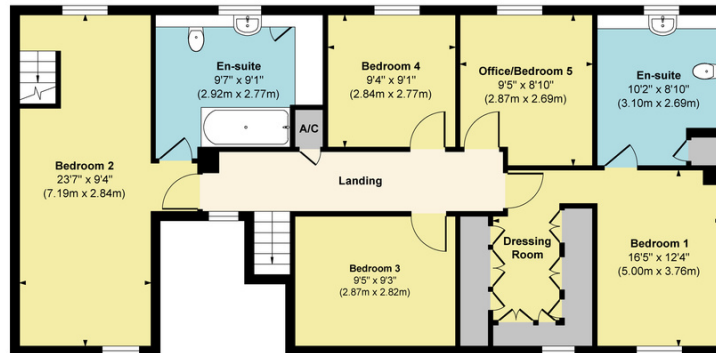
Outbuilding
Approximate Floor Area
190 sq. ft
(17.65 sq. m)



Loft
Approximate Floor Area
97 sq. ft
(9.01 sq. m)



Ground Floor
Approximate Floor Area
1259 sq. ft
(116.96 sq. m)



First Floor
Approximate Floor Area
1092 sq. ft
(101.45 sq. m)

Approx. Gross Internal Floor Area
Main House = 2448 sq. ft / 227.42 sq. m
Workshop = 190 sq. ft / 17.65 sq. m
Carport = 158 sq. ft / 14.67 sq. m

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The position & size of doors, windows, appliances and other features are approximate only.
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Directions: From Ludlow, proceed up the A49 for about 6 miles and turn right signposted for 'Whettleton'. Continue along this lane for about a mile and find the property on your left hand side indicated by its name plaque.

Local Authority: Shropshire Council.

Services: Mains electricity and water. Private drainage. Oil-fired central heating. Double glazed windows.

Council Tax: Band E.

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.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. You should not rely on statements by Mark Wiggin Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Mark Wiggin Estate Agents does not have authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Areas, measurements and distances given are approximate only. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Particulars dated September 2023. Photographs dated September 2023. Mark Wiggin Estate Agents is a trading name of WONO Limited registered in England and Wales, company number 1311393. Registered office: Downton Hall, Ludlow, Shropshire, SY8 3DX