

THE TITHE BARN

£975,000



“A stunning barn conversion in glorious grounds”

Diddlebury, Shropshire

Just north of Ludlow, in the heart of the picturesque Shropshire village of Diddlebury, sits this stunning barn conversion in manicured grounds, replete with character yet enjoying all the modern conveniences of a new home.

- Heart-of-the-village location
- Private position
- Separate study/ office
- Superb outbuilding
- Wow-factor
- Beautifully presented
- Large garden
- No chain



Journey past the village church and babbling brook to a set of private electric gates, behind which a long drive snakes around, past a large outbuilding to the delightful, timbered barn standing elegantly amongst impressive gardens.

Once inside, the property addresses everything one could wish for on an aspirational list of barn conversion requirements: high quality, natural materials; an easy design flow; an open plan kitchen/ dining/ living area; double-height, airy spaces and a warm and cosy snug.

Enter, through the large reception area/ boot room which houses plenty of storage and past the useful utility/ WC into the mother of all kitchen dining spaces. The high quality, stylish kitchen spans the entire width of the property and is split into two zones, partitioned by a large centre island with food prep areas, sink and hob to one side, eye-level cooking appliances and full height storage to the other.

From here, the the property opens out to the dining area, past a cosy snug with a wood burner - the perfect place to enjoy family time whilst meals are being prepared. The airy flow continues to a living area, bathed in natural light courtesy of twin aspect, full height windows which give views across the beautiful gardens; an elegant spiral staircase climbs upwards to the first floor and French doors open out to the outside patio.

The large yet cosy sitting room sits to the far end of the barn, the warm atmosphere provided by an impressive wood burner; this generous room is well lit via windows to three aspects and a further, decorative window connecting the rest of the property.



The first floor is equally as beautiful - with the central, elevated landing stretching out in front to connect the entire length of the building. To one side, you pass a large, dressing area to an equally well-scaled master bedroom with beautiful timbers reaching to the building apex above. This bedroom is served by an adjacent en suite bathroom. To the other side of the landing lies a pretty double bedroom and family bathroom with the corridor terminating in a truly impressive, double-height bedroom with en-suite shower room with additional steps leading up to a great mezzanine space - perfect as an office, gym, craft space or yoga studio.





Outside: Although conveniently located in the village, The Tithe Barn enjoys a private position and the large gardens provide ample amenity and space to enjoy the fresh air and peace for which South Shropshire is renowned. The garden has large lawn areas, plenty of mature, specimen trees and shrubs as well as mature flower border which come alive in the summer months. There are two patio areas on which to entertain at any time of day.

Away from the main building there is a large outbuilding featuring a double carport and garage space. Above this sits an extra room which could be used as a home office, craft room or gym.

Area: Diddlebury is a picture-perfect Shropshire village, a few miles north of Ludlow and features a pretty church, thriving village hall, primary school and local public house with an additional public house also walking distance in nearby Aston Munslow. Keen hikers and lovers of the outdoors are spoilt for choice with an abundance of nearby walks and trails. Fisherman are also well-served by the nearby Delbury Hall Country Estate trout fishing pools. Craven Arms is a short drive away and provides a supermarket, Post Office, filling station, auto care, medical services and train station.

At a glance:

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	E (Shropshire)
Heating:	Central heating; oil
Services:	Mains electricity, water and drainage
Service charges:	Nil
Covenants:	In curtilage of Listed neighbouring farmhouse Maintenance access for nearby sewerage permitted
Broadband:	Yes; 900Mbps full fibre**

* correct as of instruction date | ** Source: BT

EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.

