

THE LONG HOUSE

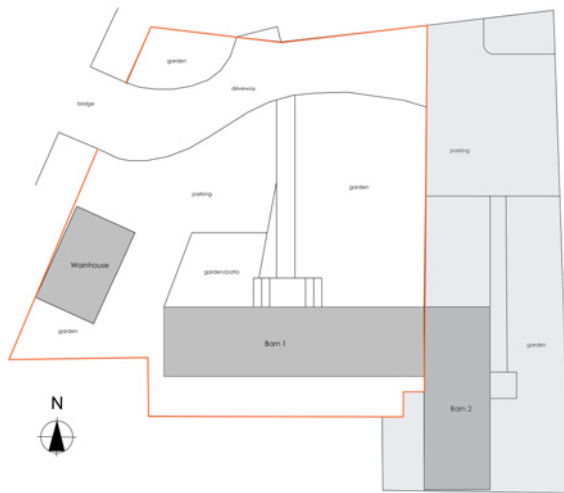
CLUNTON FARM BARN | FOR MODERN RUSTIC LIVING





An exceptional redux of the Grade II listed barns to Clunton Farm - reimagined as beautiful country residences. Retaining charm and history whilst seamlessly blending state of the art modern efficiency; resulting in a truly enchanting place to live.





LOCATION

Clunton is a picturesque small village nestled in the Clun Valley. Local amenities can be found in the pretty town of Clun some 2.5 miles west. For larger shopping facilities Craven Arms is 7 miles (13 mins) to the east, with the nationally renowned food and tourism town of Ludlow some 15.5 miles (24 mins) away.

The immediate locality is exceptionally well served with glorious walks in stunning Shropshire scenery. Established walking / recreation areas Bury Ditches and Clunton Coppice are all within a mile of the door. The gently babbling River Clun is a quintessentially British backdrop and completes the rural idyll.

The community run Crown Inn can be found in the heart of the village, just moments from the door and is very well regarded as a food orientated local pub, specialising in quality locally sourced produce. Further afield The Sun Inn at Clun and The Hundred House in Purslow both provide good food and drink options.

A main line rail station at Craven Arms provides regular trains to major terminals both North and South. Quick access links to the A49 make travel by road easy and efficient.

Not all restorations are created equal...

The Long House stands apart in quality and finish; the striking centuries old stone façade, opens to reveal a serene & polished interior. Historic noble materials harmonise with polished concrete, quartz & the best of modern cutting edge design. A majestic double height entrance hall leads to comfortable spacious ground floor living spaces. The bespoke staircase leads to four welcoming bedrooms & beautiful high quality bathrooms.



PURE, CONTEMPORARY DESIGN AT ITS BEST



PROPERTY INFORMATION

LIVING ROOM
4.8m x 4.3m

**KITCHEN/
DINER**
4.8m x 9.9m*

SNUG/OFFICE
3.6 x 4.8m*

MASTER
4.8m x 4.4m*

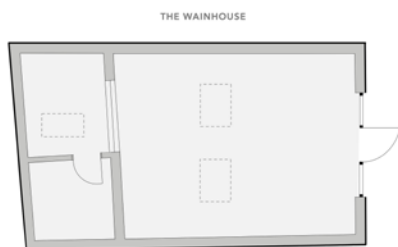
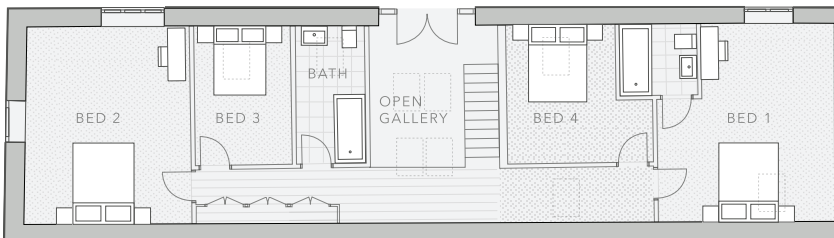
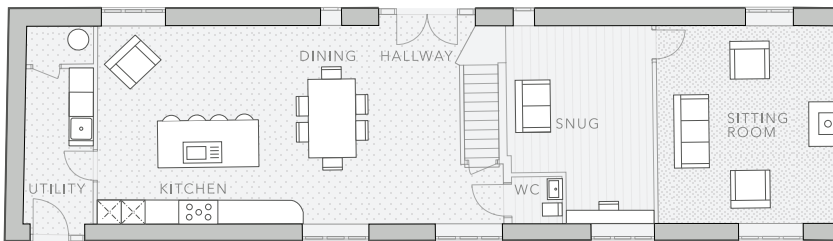
BED 2
4.8m x 4.1m

WAINHOUSE
8.4m X 4.9m

**TOTAL FLOOR
AREA**
219m² | 2,358ft²

EPC C

*max





The Wainhouse...

A picture perfect small detached building – currently in shell form with water, drainage and electricity connections. Provision has been made for a variety of eventual uses, to suit the occupier. There are a wealth of possibilities from self-contained holiday annex to comprehensive home office, the potential is as wide as the buyer's imagination. The original Oak frame has been meticulously restored and clad in standing seam metal making a bold architectural statement. The South facing garden area to the rear could easily be made self-contained from the main house if desired.



FLEXIBLE LIVING TO SUIT YOUR LIFESTYLE

SPECIFICATION

KITCHEN

Bespoke fitted kitchen
Quartz stone work surfaces and breakfast bar
Franke stainless steel sink and tap
A range of 'A' rated integrated appliances by Siemens to include:
Fridge/freezer | Dishwasher
Range cooker

BATHROOM/ENSUITE

Contemporary style bath and toughened glass screen*
Slimline shower tray with toughened glass screen*
Sanitary ware by Duravit
Vanity sink units
Contemporary brassware with chrome & black mixer taps
Thermostatically controlled rain shower with separate hand shower
Wall and floor tiling by Mandarin Stone

FLOORING AND FINISHING TOUCHES

Mix of concrete, engineered oak, natural stone and carpet to hallways, living and kitchen areas
Wall and floor tiles to bathrooms and en-suites
100% wool carpet/sisal to bedrooms
Bespoke painted internal doors with high

quality ironmongery
Enhanced sound insulation

MECHANICAL AND ELECTRICAL FITTINGS

Independent air source heat pump central heating (environmentally friendly and energy efficient)
Zoned wet underfloor heating throughout ground floors
Electric underfloor heating to bathrooms and en-suites
Internal CAT6 data cabling
High-speed broadband connection available
Shaver sockets to bathrooms and en-suites
Integral USB charging sockets

EXTERNAL

Parking for 3+ cars
Low level lighting to front entrance
Private gardens with planting and seating areas
Lighting to gardens
Steel windows and rooflights from Clement*
Handmade painted Accoya (solid hardwood) windows*

*Where applicable

ALL ENQUIRIES TO



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26 Bull Ring, Ludlow, Shropshire SY8 1AA

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THE PASTURES

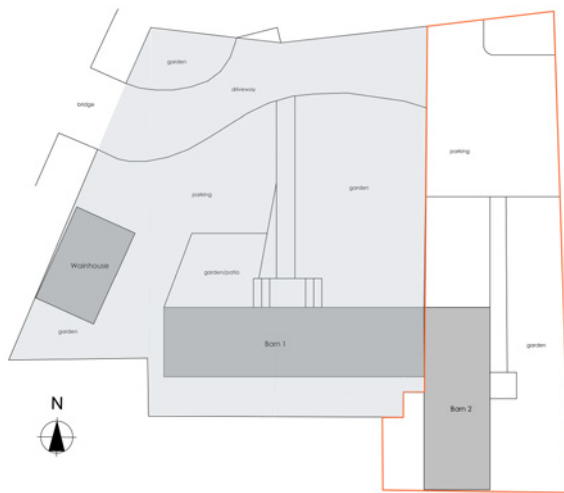
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Glad to be home...

Charming yet formal, reminiscent of an English kitchen garden, the approach to The Pastures opens to reveal a serene & polished interior. Historic noble materials sit harmoniously with polished limestone, quartz & the best of modern cutting edge design. The light bathed entrance hall leads to comfortable spacious living spaces, while the ash staircase guides you to three welcoming bedrooms & beautiful high quality bathrooms.



PURE, CONTEMPORARY DESIGN AT ITS BEST



PROPERTY INFORMATION

LIVING ROOM
4.7m x 4.1m
(max)

**KITCHEN/
DINER**
4.5m x 4.6m

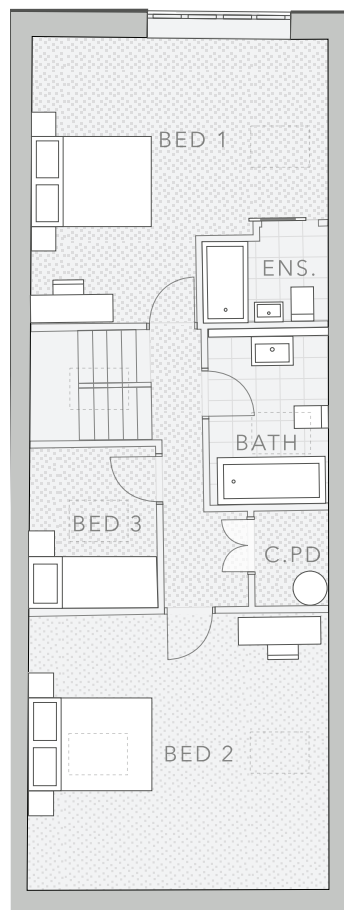
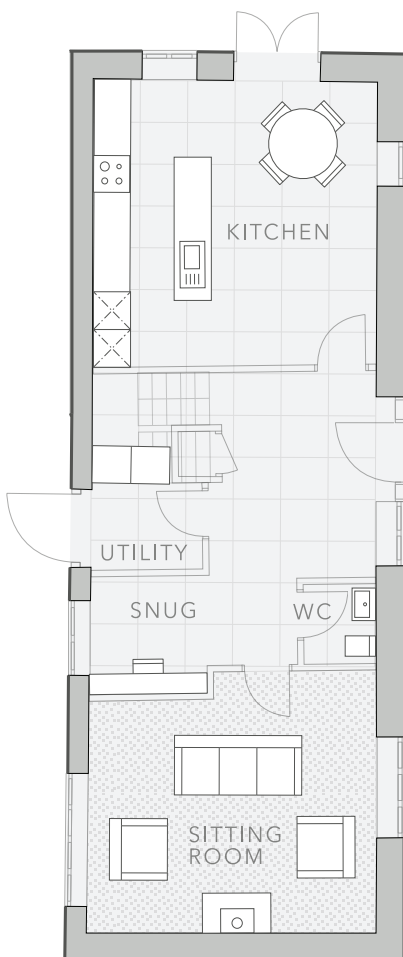
MASTER
4.7m x 4.6m
(max)

BED 2
4.8m x 4.5m

BED 3
2.1m x 2.7m

**TOTAL FLOOR
AREA**
128m²
1,375ft²

EPC
C







INNOVATIVE FRESH LIVING | HISTORIC BUILDING

SPECIFICATION

KITCHEN

Bespoke fitted kitchen
Quartz stone work surfaces and breakfast bar
Franke stainless steel sink and tap
A range of 'A' rated integrated appliances by Siemens to include:
Induction hob | Oven | Fridge/freezer | Dishwasher

BATHROOM/ENSUITE

Contemporary style bath and toughened glass screen*
Slimline shower tray with toughened glass screen*
Sanitary ware by Duravit
Vanity sink units
Contemporary brassware with chrome & black mixer taps
Thermostatically controlled rain shower with separate hand shower
Wall and floor tiling by Mandarin Stone

FLOORING AND FINISHING TOUCHES

Mix of, natural stone and carpet to hallways, living and kitchen areas
Wall and floor tiles to bathrooms and en-suites
100% wool carpet/sisal to bedrooms
Bespoke painted internal doors with high quality ironmongery

Enhanced sound insulation

MECHANICAL AND ELECTRICAL FITTINGS

Independent air source heat pump central heating (environmentally friendly and energy efficient)
Zoned wet underfloor heating throughout ground floors
Electric underfloor heating to bathrooms and en-suites
Internal CAT6 data cabling
High-speed broadband connection available
Shaver sockets to bathrooms and en-suites
Integral USB charging sockets

EXTERNAL

Parking for 3+ cars per property
Low level lighting to front entrances
Private gardens with planting and seating areas
Lighting to gardens
Steel windows and rooflights from Clement*
Handmade painted Accoya (solid hardwood) windows*

*Where applicable

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