



SAMUEL WOOD

The Old Forge Barn Clunbury, Craven Arms, Shropshire, SY7 0HG

Offers Based On £90,000



Nestled in the charming village of Clunbury, this delightful stone single-storey barn presents a unique opportunity for those seeking a project with immense potential. Currently unconverted, the barn boasts planning permission to transform it into a residential dwelling, allowing you to create a bespoke home tailored to your tastes and needs. The property is set in a picturesque village location, offering a peaceful retreat while still being within reach of local amenities. Once converted, the barn will benefit from off-road parking and a small garden will provide a lovely outdoor space, perfect for enjoying the tranquil surroundings.

- Single story stone barn
- Village location
- Planning permission to make a single dwelling
- Small Garden
- Permission to form a parking space

### Location

Clunbury is a popular and attractive South Shropshire village with facilities that include a popular primary school and in nearby Aston on Clun a community shop can be found along with 2 Public Houses. Just a short distance away. Surrounding Clunbury is beautiful South Shropshire countryside and is a short drive into the town of Craven Arms where a good range of facilities can be found and a main line railway station.

### Permissions

Planning permission was granted originally in 2010 to convert into a two bedroom dwelling for holiday let purposes and on the 13th May 2016 a variation on the planning was passed to allow full time occupancy. The previous vendor applied for building regulations approval and has made a start on the conversion with further details from the agent upon request.

1) <https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=O72SRXTDM9J00>

2) The property is attached at the rear elevation to a neighbour's garden store.

### Services

It is understood that mains water, drainage and electricity are available

Local broadband speeds are between 6 to 1800 Mbps

Flood Risk- Very Low

### Tenure

Freehold

### Directions

From Craven Arms take the B4368 road towards Clun, proceed through the village of Aston on Clun to Little Brampton, take the left hand turn at the cross roads sign

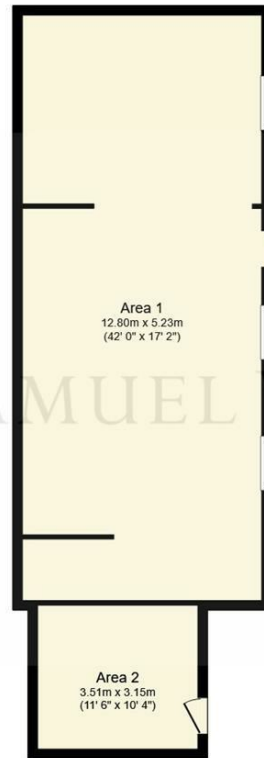
posted to Clunbury. Continue into the village and Old Forge Barn will be seen on the right hand side as indicated by our For Sale Board.



## Floor Plans



SAMUEL WOOD



Floor Plan

**Total floor area: 78.4 sq.m. (844 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND

Tel: 01588 672728 | [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk)