



1 Broome Farm Barns, Broome Farm Barns, Broome, SY7 0NX
Guide Price £495,000

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1 Broome Farm Barns, Broome Farm Barns Broome

A stunning barn conversion set in the picturesque Shropshire countryside, blending rustic charm with contemporary comforts. 1 Broome Farm Barns offers stylish, spacious living in a tranquil village location, perfect for those seeking a rural retreat with modern amenities.

Sitting in the picturesque and sought after village of Broome, this charming four bedroom property originally dates back to the 1600's, sympathetically converted in 1999 seamlessly blending rustic character with contemporary comforts. Offering spacious accommodation over two floors, the property boasts exposed beams, character features, and an abundance of natural light.

FEATURES

- Beautifully Presented Barn Conversion
- Four Bedrooms, Two En-Suite
- Open-Plan Kitchen Diner
- Full of Character and Charm
- Quiet Location, Non Through Road
- Off-Road Parking
- Large Workshop
- Landscaped Garden
- Viewing Essential

Material Information

Guide Price £495,000

Tenure: Freehold

Local Authority: Shropshire Council

Council Tax: C

EPC: D (62)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

Set in the heart of the stunning Shropshire countryside, 1 Broome Farm Barns offers well-proportioned rooms with exposed beams, character features and countryside views. The property is just moments from Broome railway station for easy access to Ludlow, Shrewsbury, and beyond. The nearby town of Craven Arms offers shops, cafes, and essential services, enjoy scenic walks, cycling routes, and the unspoiled beauty of the Shropshire Hills on your doorstep.

Property Description

As you enter the property you are welcomed by an elegant entrance hallway which exudes charm and character, featuring a stunning wooden staircase with intricately carved balusters, leading to a galleried landing on the first floor. The space is beautifully illuminated by a classic chandelier, complemented by exposed timber beams that enhance the period appeal, a harmonious blend of traditional and modern elements, this inviting hallway sets the tone for a warm and characterful home.

The living room is a perfect blend of character and comfort, featuring exposed ceiling beams and a striking brick fireplace with a wood-burning stove, creating a warm and inviting atmosphere. The space is beautifully presented with neutral décor, enhanced by bold red feature walls that add a touch of vibrancy. A set of elegant bespoke French doors floods the room with natural light and offers seamless access to the beautifully maintained garden, providing an idyllic indoor-outdoor flow. Plush carpeting and traditional features complete this charming and spacious reception area, making it ideal for relaxation and entertaining.

Walk through to the beautifully appointed farmhouse-style kitchen offering an exceptional space for cooking, dining, and entertaining. Having integrated appliances including freezer, fridge, washing machine, dish washer and tumble dryer. Featuring exposed ceiling beams and elegant cabinetry in a soft cream finish, the room blends classic design with modern convenience. A central island with heat-resistant worktop provides additional workspace and storage, while the large range cooker set within a characterful surround is a focal point.

The spacious dining area is ideal for family gatherings, while dual windows above the sink allow natural light to flood in. The wood-effect flooring complements the traditional aesthetic, creating a welcoming and functional heart of the home. A generous double bedroom on the ground floor could serve as guest accommodation or facilitate generational living, this bedroom offers immediate access to a large stylish bathroom comprising freestanding roll-top bath with traditional mixer unit and handset, walk-in shower with a glass enclosure, pedestal wash hand basin and W.C.

A beautifully presented upper landing on the first floor features exposed wooden beams and a charming blend of traditional and modern elements. The space is well-lit with natural light streaming in from a skylight, complemented by elegant chandeliers. A versatile area provides a cosy nook

for a variety of uses, while the neutral-toned carpet enhances the warmth of the setting. The staircase, with its dark wooden balustrade, adds to the home's period charm. Wooden doors lead to other rooms, giving a sense of continuity in this stylish and inviting property. The first floor provides three generously sized bedrooms with one en-suite, each bedroom offers individual unique charm and ample storage. The house bathroom features a spacious built-in bathtub with panelled storage beneath, the room is enhanced by a sloped ceiling with a characterful exposed wooden beam. A skylight allows for ample natural light, creating a bright and airy atmosphere. The walk-in shower with a glass enclosure adds a contemporary touch, while the tiled walls and flooring bring warmth and elegance. Additional features include a chrome heated towel rail and thoughtful decorative details, making this a truly inviting and relaxing space.

Location

Situated in the idyllic village of Broome, the property benefits from a close-knit community while being conveniently located near Aston-On-Clun and Craven Arms. Local amenities include a village pub, shop, and primary school, with more extensive facilities available in the nearby market town of Ludlow. The area is renowned for its picturesque countryside, offering numerous walking and cycling opportunities.

Outside & Grounds

The beautifully landscaped garden offers a tranquil and private outdoor space, perfect for relaxation and entertaining. A well-maintained lawn is surrounded by mature planting, featuring a variety of shrubs, evergreens, and decorative borders that add year-round interest.

A charming patio area provides the ideal setting for alfresco dining, complemented by a gravel pathway that meanders through the garden, leading to a wooden pergola seating area and a quaint summerhouse – perfect for enjoying the peaceful surroundings. A large workshop offers a further versatile space ideal for hobbies, storage, or a home business, offering excellent potential for a variety of uses. The rear garden is enclosed by fencing for privacy, this delightful outdoor space is a true highlight of the property, offering both beauty and functionality.

To the front, the gravelled driveway provides ample parking space, while the front garden area is tastefully enhanced with potted plants, hanging baskets, and flower-filled window boxes, adding character and charm.

Services

We understand mains water, mains electricity, private drainage (shared) are connected with an oil-fired central heating system. The property has double glazed windows throughout.

Broadband Speeds

Estimated Broadband Speeds - Basic 14 Mbps | Superfast 80 Mbps

Flood Risk

Rivers and the sea: Very low.



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Local Authority

Shropshire Council
Council Tax band: C

Tenure

We understand the property is Freehold.

Viewing Arrangements

This is a rare opportunity to acquire a distinguished barn conversion in the heart of a beautiful Shropshire village. Don't miss out on this exceptional property, please contact us for further details or to arrange a viewing. Cobb Amos, Ludlow: - Tel: 01584 874 450 Email: ludlow@cobbamos.com

Agents Note

The lane leading to the property is owned by 1 Broome Farm Barns, with neighboring properties granted a right of access. It should be noted that the property is Grade II listed

Buyers Identification Check Charge

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

DIRECTIONS

We recommend using What3Words, navigate to: - ///fulfilled.note.shut







We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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