



Juniper Barn, 2 Hillside Coppice, Westhope, SY7 9JU
Price £725,000

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Juniper Barn, 2 Hillside Coppice Westhope

Juniper Barn is a striking contemporary barn-style home forming part of an exclusive collection of five individually designed properties in the peaceful rural hamlet of Westhope. Combining modern energy-efficient living with beautifully crafted oak-frame construction, the property offers spacious and light-filled accommodation, high-quality finishes throughout and landscaped gardens, all set within the stunning Shropshire countryside yet conveniently positioned for Ludlow, Church Stretton and Shrewsbury.

FEATURES

- 3/4 Bedroom Detached
- Exclusive development
- Contemporary Design
- Spacious Living Throughout
- High-Quality Finish
- Landscaped Gardens

Material Information

Price £725,000

Tenure: Freehold

Local Authority: Shropshire

Council Tax: E

EPC: B (87)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		108 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction

Juniper Barn is an individually designed contemporary 3/4 bedroom home situated within the peaceful rural hamlet of Westhope. Constructed in 2021 and first occupied in January 2022, the property forms part of an exclusive development of five bespoke homes, each individually designed by Border Oak and built using structural oak frames and SIPs (Structural Insulated Panels).

Designed with modern family living in mind, Juniper Barn combines spacious, light-filled accommodation with high-quality fixtures and fittings throughout, creating an attractive balance of luxury, efficiency and countryside living.

Property Description

Juniper Barn offers a rare opportunity to acquire a beautifully crafted modern home in an attractive rural setting. Thoughtfully designed to maximise space, natural light and energy efficiency, the accommodation extends to approximately 164 sq. metres and is presented to an exceptional standard throughout.

The property benefits from underfloor heating to the ground floor with radiators to the first floor, powered by a Mitsubishi Ecodan air source heat pump system, serviced annually.

The contemporary kitchen features a propane gas range cooker, with all remaining services operating electrically. A 4.8kw room-sealed wood burning stove provides additional warmth and character to

the principal living space.

Externally, the property enjoys generous landscaped gardens, including a rear garden slope, small pond with bog garden and a potting shed. There is also a detached double-width garage with provision for future EV can be connected to the garage consumer unit.

Juniper Barn benefits from the remainder of a 10-year Buildcare warranty, valid until January 2032, together with a Building Regulations Completion Certificate and associated documentation.

Location

Juniper Barn is situated in the heart of Westhope, a small rural hamlet conveniently positioned within easy reach of several popular market towns including Ludlow, Church Stretton, Much Wenlock and Shrewsbury, all of which provide a wide range of amenities including independent shops, cafés, restaurants and leisure facilities.

The surrounding Shropshire countryside is renowned for its natural beauty and offers excellent opportunities for walking, cycling, horse riding and other outdoor pursuits. Nearby attractions include Wenlock Edge, Carding Mill Valley and Long Mynd.

Westhope Village Hall hosts a regular 'pop-up pub', providing a popular social venue for the local community.

The development itself occupies a former pasture setting and consists of just five





individually designed homes, creating an exclusive and private environment.

Services

Air Source Heat Pump

Underfloor Heating

MVHR Vent-Axia Ventilation and Heat Recovery System

Propane Gas for Range Cooker

Private Water Treatment Plant with Shared Soakaway

Agent Note

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 + VAT per purchaser, in order for us to carry out our due diligence.



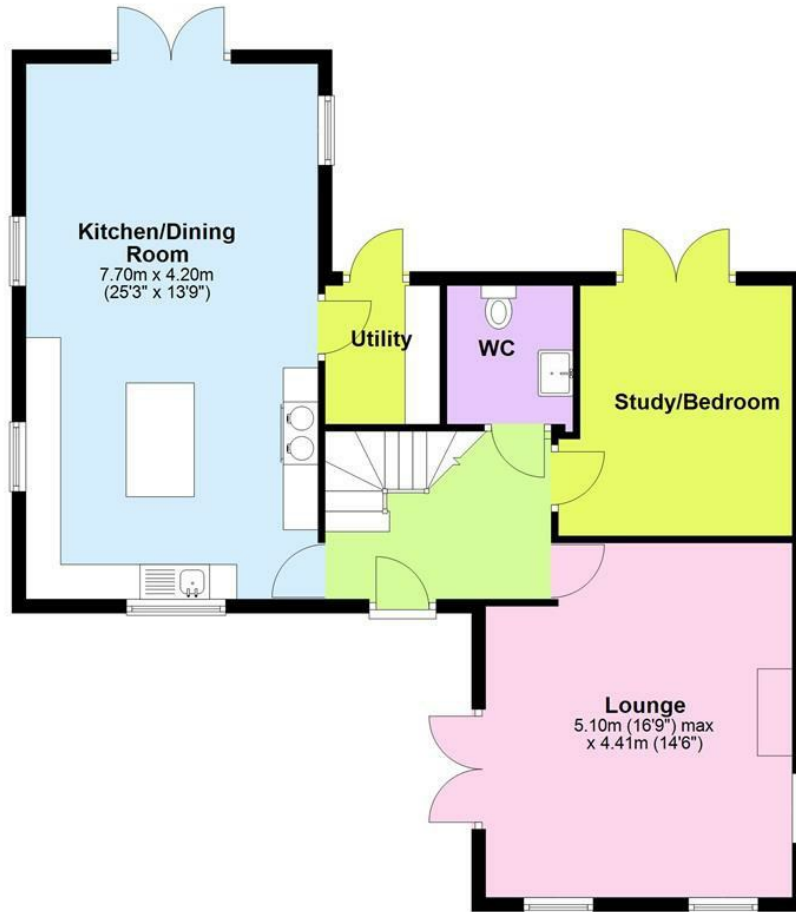
DIRECTIONS

From Cobb Amos Ludlow at 5 High Street, Ludlow SY8 1BS, proceed north-west on the A49 towards Craven Arms. After approximately 7 miles, turn right signposted towards Westhope. Continue along the country lane into the hamlet of Westhope, where the property can be found within the small development on the right-hand side. The postcode

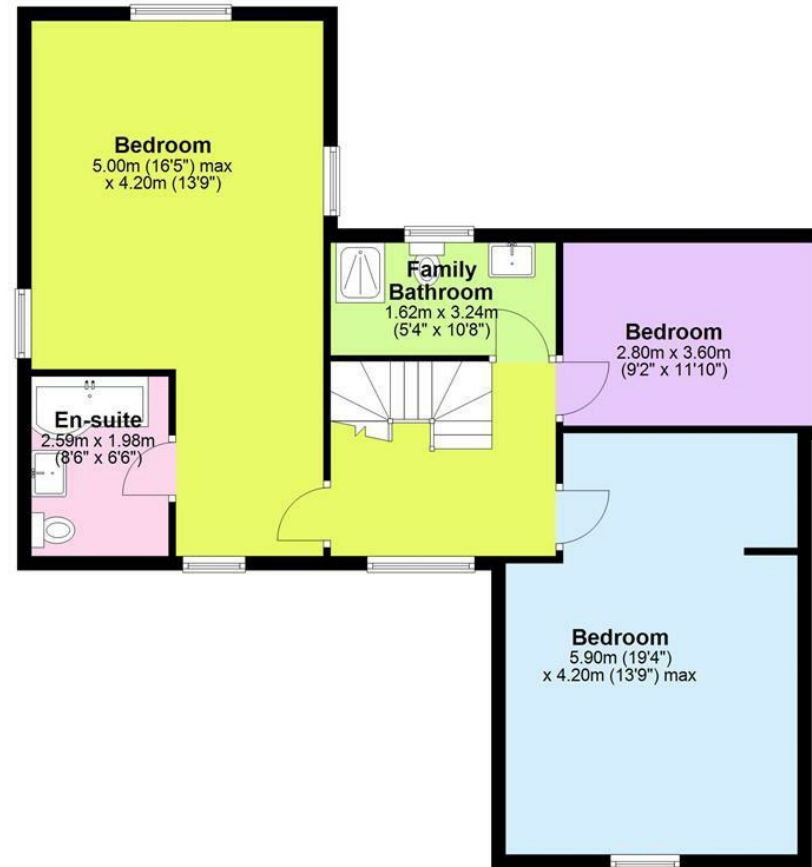




Ground Floor



First Floor



Total area: approx. 161.1 sq. metres (1733.5 sq. feet)

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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