



Palace Barn and Cottage, Hopesay, Craven Arms, Shropshire

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A magnificent barn conversion with separate cottage set in an outstanding location and superb views within the Shropshire hills.

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## Summary of accommodation

### Palace Barn

**Ground Floor** Entrance Hall | Kitchen | Sitting / Dining room | Bedroom with ensuite Utility | WC

**First Floor** Galleried landing | Study / Bed 4 | Principal bedroom with ensuite bathroom | Bedroom | Bath and Shower room

### Palace Cottage

**Ground Floor** Kitchen | Sitting room

**First Floor** Bedroom | Bathroom

**Gardens and grounds** Large detached garage and workshop | Gardens | Woodland Large Driveway

In all approximately 1.55 acres.

## Distances

Craven Arms 2.5 miles | Shrewsbury 22 miles, Ludlow 12 miles, Church Stretton 9 miles (Distances and time approximate).



4/5



4



3



1.55 acres



## Location

In a tranquil location with no other properties visible, it is set at the end of a track accessed off a quiet lane and with an attractive approach through mature woodland that provides great privacy., Palace Barn enjoys a remarkable location overlooking pasture and having far reaching views towards the hills beyond.

The market town of Craven Arms is about 2.5 miles away and has a great range of day-to-day facilities as well as a station on the Manchester to Cardiff line and Mid Wales line running to the Welsh Coast.

The larger towns of Ludlow and Church Stretton provide a slighter wider range of amenities and the county town of Shrewsbury is to the north from where trains run directly into Birmingham.

The surrounding countryside is breath taking and there are wonderful walks over the many miles of footpaths and bridleways that run through the Shropshire Hills Area of Outstanding Natural Beauty.

## Palace Barn and Palace Cottage

Purchased as a derelict cottage and barn by the current owners in the late 1990's and lovingly converted to create two outstanding properties. The driveway from Upper Carwood drops down into the woods and runs through to a five-bar gate that opens into the gardens and grounds of Palace Barn and Cottage.

Palace Barn has been converted to an exceptional standard with a great deal of oak joinery and beams used throughout along with exposed stonework, the character of the building complements the wonderful layout of accommodation.

Off the entrance hall steps lead up to the fitted kitchen that has an oil-fired Aga at the heart of it. Beyond this is the Sitting / dining room which has a Clearview wood burning stove set in a stone fireplace and a large double height window allowing lots of natural light into the room and onto the galleried landing above. At the other end of the barn is a ground floor bedroom with ensuite and to the rear of the entrance hall is the utility / boot room with door to the rear garden and WC set off it.



An oak staircase rises onto the galleried landing off which is a large study (which has potential for bedroom four) above the sitting room and at the other end of the barn is the principal bedroom suite with ensuite. This bedroom has doors opening onto a balcony from where the most wonderful views are enjoyed.

A further bedroom and a beautifully fitted bathroom with a separate shower and bath as well as bespoke fitted cupboards for excellent storage.

Palace Cottage was home to the owners whilst the conversion of the barn was taking place. It is a charming stone cottage with wonderful views and has since been used as additional accommodation for guests and as a successful holiday let. On the ground floor is a charming sitting room with a galley kitchen to the other side of the hallway and on the first floor are a double bedroom and a large bathroom with a separate shower.

## Garden, grounds, and outbuildings

Mature woodland is set to the rear of the cottage and on either side of the track that leads to the gate. Once through, the property opens to a large, gravelled driveway that provides plenty of parking space and leads to a superb, detached garage block / workshop that has electricity connected to it.

From the driveway a path runs down to the front of the barn. The gardens to the barn are enclosed by fencing and are mainly lawn with a raised deck to the rear of the property providing a wonderful spot for outside entertaining whilst enjoying the views.

The cottage is separated from the barn by a mature hedge and has a stone terrace to the front to take advantage of the views, whilst the rest of the grounds are mainly laid to lawn.









## Property information

**Tenure** Freehold.

**Services** Mains water supply via Upper Carwood Farm. Mains electricity. Oil fired central heating. Private drainage to a septic tank.

**Local authority** Shropshire council. Tel: 0345 678 9000

**EPC** Palace Barn EPC on order

Palace Cottage EPC on order

**Viewings** All viewings must be made strictly by appointment only through the vendors' sole selling agents, Knight Frank.

## Directions (Postcode SY7 8HQ)

**Entrance gate at:** <https://what3words.com/spirits.grace.sourcing>

**Garden gate at:** <https://what3words.com/topics.earl.skips>

**Directions to Palace Barn and Cottage from the A49 Shrewsbury–Hereford road  
From Craven Arms**

Take the A49 north towards Shrewsbury. After about two miles take the second left turn signposted Cheney Longville (not the first, signposted Edgton). Pass over a railway bridge before Lower Barn on the left. Continue through the hamlet of Cheney Longville, and follow the road up a left bank. After a few minutes pass Wood Cottage on a right-hand bend, before a steep bank up through a wood. The road curves past a large field on the right, and then right by a small wood. As you round the bend you will see Upper Carwood Farm cottages ahead on the left.

Take the left gateway before the farm which has a stile and a telegraph pole on its left. The gatepost has a 'no horses' symbol and black circle sign for Wart Hill Wander on it. On the right a metal gate will be chained open. Palace Barn is at the end of the stone track.

If you pass the track on the right signposted Wart Hill Wander, or the farm cottages on the left, you have gone too far.

**Approximate Gross Internal Floor Area**

Main House: 1,886 sq ft / 175.22 sq m

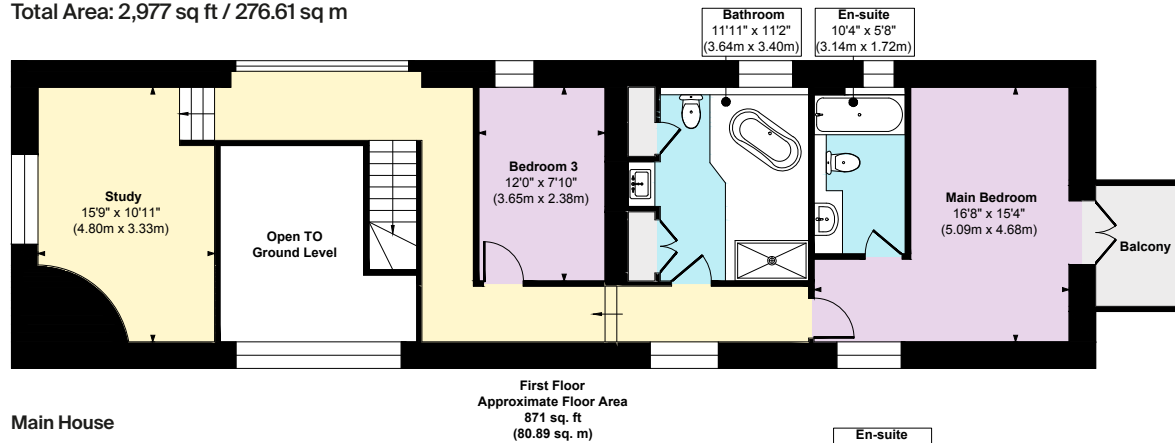
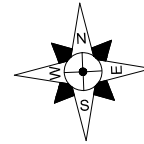
Palace Barn Cottage: 596 sq ft / 55.40 sq m

Garage: 495 sq ft / 45.99 sq m

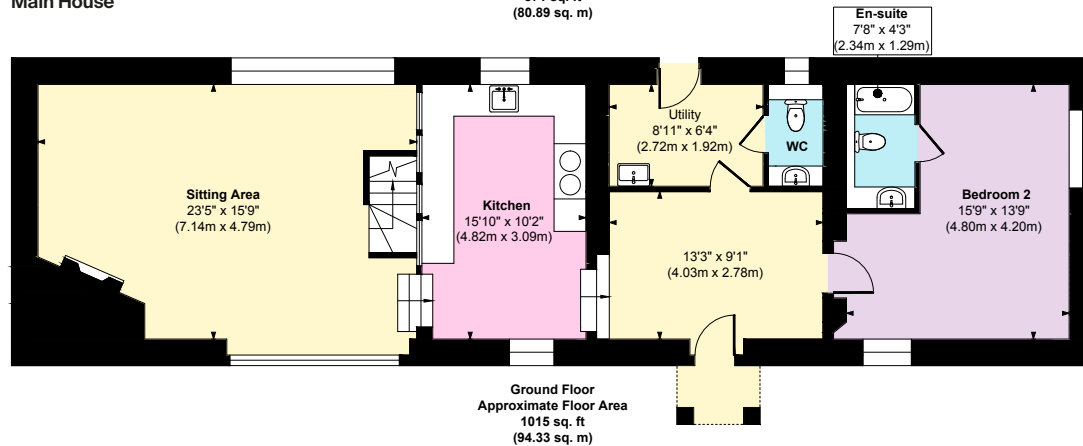
Total Area: 2,977 sq ft / 276.61 sq m

This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the important notice on the last page of the text of the Particulars.



**Main House**



**Knight Frank Shrewsbury**

9 College Hill

Shrewsbury

SY1 1LZ

[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

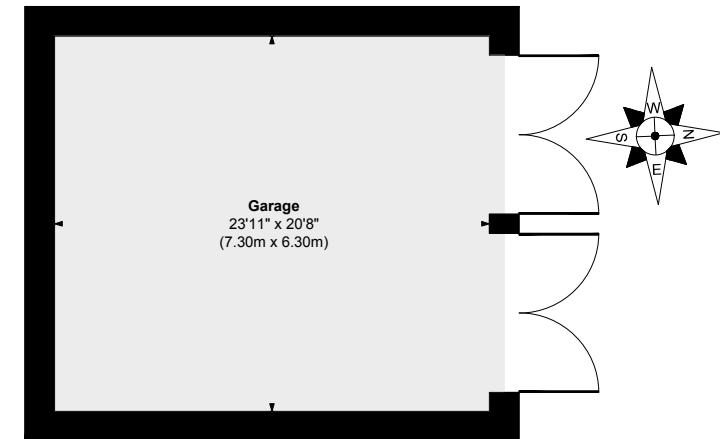
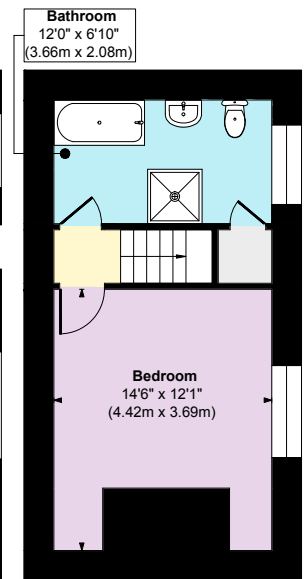
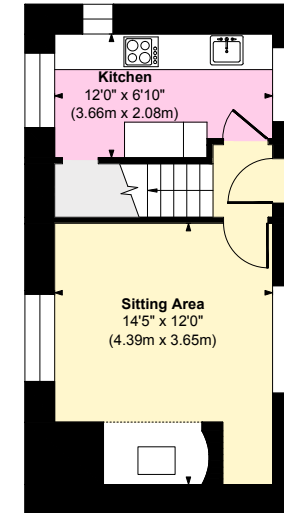
Kevin Boulton

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**Garage**  
Approximate Floor Area  
495 sq. ft  
(45.99 sq. m)

**Palace Barn Cottage**



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2023. Photographs and videos dated July 2023.

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