



SAMUEL WOOD

The Stables, Stormer Hall Barns, Leintwardine, Craven Arms, SY7 0JR

Offers In The Region Of £725,000



The Stables, Stormer Hall Barns

Leintwardine, Craven Arms, SY7 0JR



- Contemporary barn conversion completed in 2023
- Stunning open-plan living area
- Bespoke solid oak kitchen and luxury granite worktops
- Principal suite with dressing room
- Gym/outbuilding with versatile potential
- Approx. 2,378 sq ft of living space
- Vaulted ceilings and exposed beams
- Four spacious bedrooms
- Landscaped gardens for entertaining
- EPC Band C

Located close to the picturesque village of Leintwardine, this outstanding barn conversion seamlessly combines timeless rural character with the finest modern comforts. Completed in 2023 to an exceptional standard throughout, this remarkable home extends to approximately 2,378 sq. ft. and offers beautifully appointed accommodation designed for modern family living.

From the moment you arrive, the quality of craftsmanship and attention to detail are immediately apparent. Every element of the property has been carefully considered, with high-specification finishes, premium materials, and superb workmanship creating a home of genuine distinction.



At the heart of the property lies a truly spectacular open-plan kitchen, dining and living space. Featuring impressive vaulted ceilings, exposed timbers, and an abundance of natural light, this stunning room delivers both light and warmth in equal measure. The bespoke solid oak kitchen has been beautifully crafted and is complemented by elegant granite worktops, combining practicality with timeless style. Whether hosting sophisticated dinner parties or enjoying everyday family life, this exceptional space provides the perfect setting.

A separate utility room adds further practicality, ensuring the principal living areas remain effortlessly organised.

The versatile accommodation includes four generously proportioned bedrooms, offering flexibility to suit a variety of lifestyles. Whether you require additional guest accommodation, a home office, snug, or playroom, the layout can easily adapt to your individual needs.

The luxurious principal suite serves as a private sanctuary, complete with a spacious dressing room and an impressive en-suite bathroom featuring both a freestanding bath and separate shower. The family bathroom has been finished to the same exacting standards, providing a stylish and relaxing space for all members of the household.



Outside, the thoughtfully landscaped gardens have been designed to maximise enjoyment throughout the seasons. With a variety of seating, entertaining and dining areas, the outdoor space is perfectly suited to both family life and social gatherings, offering a seamless extension of the home's elegant interior.

Further enhancing the property's appeal is a superb converted outbuilding, currently utilised as a private gym with additional storage. This highly versatile space could equally serve as a garage, home office, studio, guest accommodation, or annex, subject to any necessary consents.

The property benefits from parking for up to four vehicles, together with additional communal guest parking, ensuring convenience for both residents and visitors.

Combining superior craftsmanship, exceptional quality, and a highly sought-after village location, this outstanding barn conversion represents a rare opportunity to acquire a truly special home. Offering a perfect balance of character, luxury, and contemporary living, this is a property that must be viewed to be fully appreciated.

Early viewing is highly recommended.

Services

Services: We understand that the property has air source heat pump, mains electric, private borehole for water and private drainage. EPC C

Broadband Speed: Built in fibre to the property.

Flood Risk: Very Low.

Tenure: Freehold

Local Authority: Herefordshire Council, Plough Lane, Hereford HR4 0LE Tel 01432 260000

Council Tax Band: E

Agent's Note: The communal grounds are maintained through a residents' management company of which each property owner is a member. There is currently no annual management fee; owners contribute towards maintenance costs only as and when required.

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

Viewings: Strictly by appointment only, please contact the Craven Arms office on 01588 672728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.



Directions

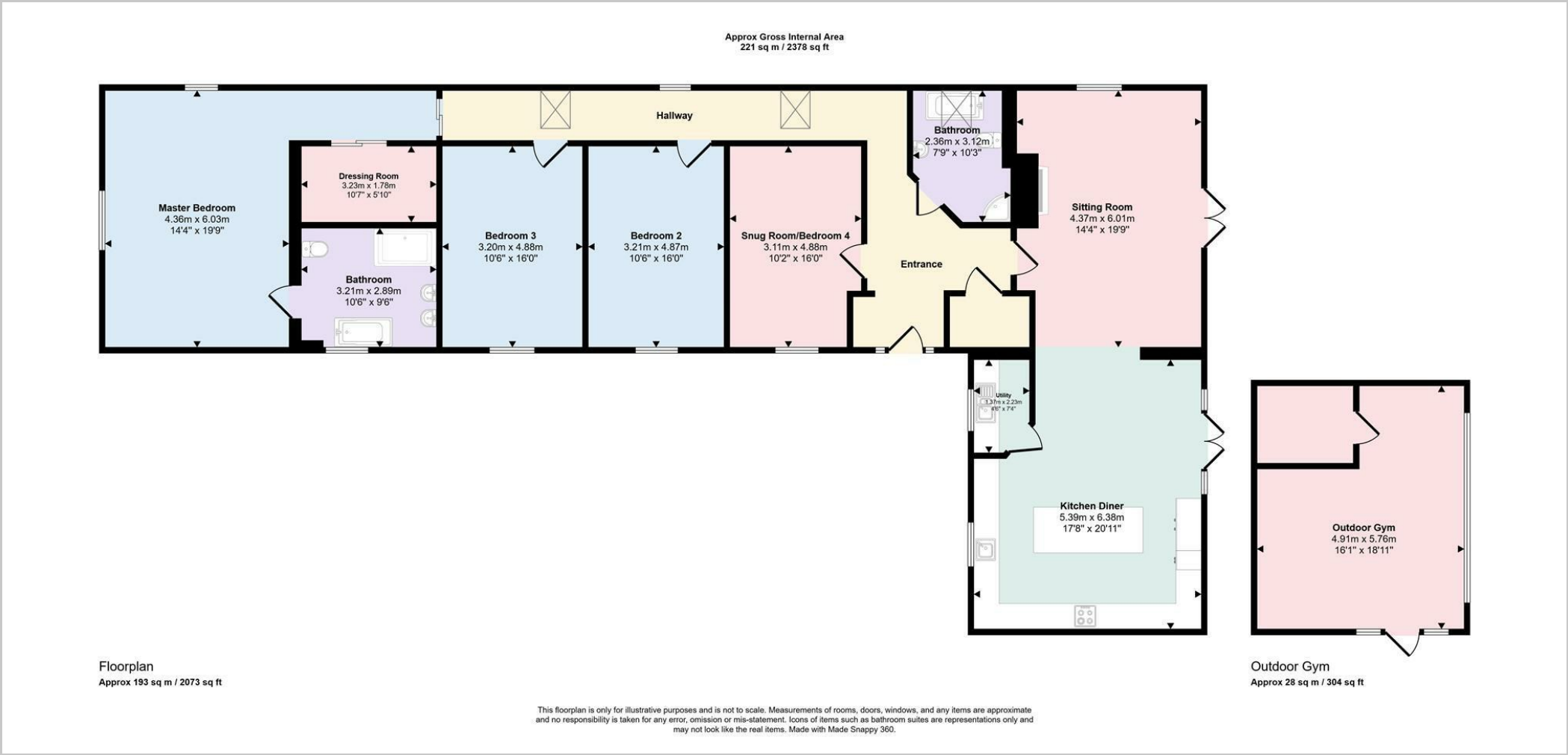
Please use the what3words app to locate the property using reference [///unwraps.cross.assets](https://www.what3words.com/unwraps/cross/assets) which will take you to the driveway of the property. From the B4385 you will see a signpost 'Stormer Hall Barns' please continue to follow the signs until you find the property.







Floor Plans



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.