



Crescent Farm Barn

Waters Upton | Shropshire



LARCH
PROPERTY

Crescent Farm Barn

Waters Upton
Shropshire, TF6 6NP

A most attractive Grade II Listed barn conversion, with excellent modern day family accommodation, nestled within the village of Waters Upton.

- Galleried entrance hall
- Kitchen/breakfast room
- Separate WC
- Dining room
- Living room
- Principal bedroom with dressing area & en-suite
- Two further bedrooms & family bathroom
- Landscaped gardens and parking area
- Insulated outbuildings, including workshop/shed
- Decked and patio area for entertaining



DESCRIPTION

Crescent Farm Barn is a superbly presented family home, the original of which dates back to 1545. The majority sandstone and partial brick elevations, coupled with the timber structure makes this a truly eye-catching property. The property is nestled within the village of Waters Upton, accessed down a private no-through lane opposite the village church.



Crescent Farm Barn is a well-presented family home, with modern fixtures and fittings blending seamlessly with the period features such as exposed beams, sandstone walls and a stone fireplace.

The accommodation is thoughtfully laid out over two floors and is ideal for modern family living. The entrance hall is accessed via a glazed doorway, offering plenty of natural light and height up to the galleried landing. Off the entrance hall is the dining room, which has been decorated to enhance the exposed sandstone walls and timberwork.

Stoned steps lead into the cottage feel kitchen, with ground mounted units, pantry, integrated applications, Smeg induction cooker and Belfast style sink. The central island provides a perfect breakfast bar and a stable style door to outside finishes the country feel.

Completing the downstairs accommodation is a large living room with log-burner and double doors leading onto a patio area. A cloakroom with WC is also off the entrance hall.

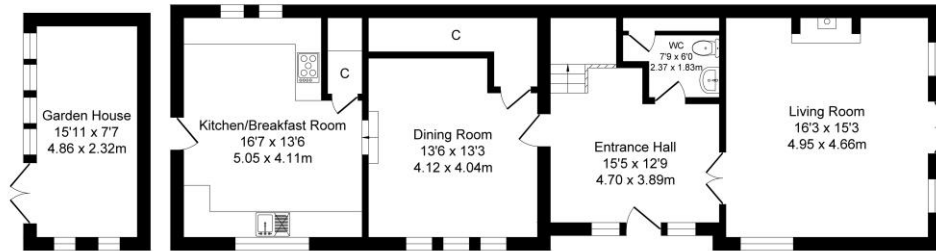
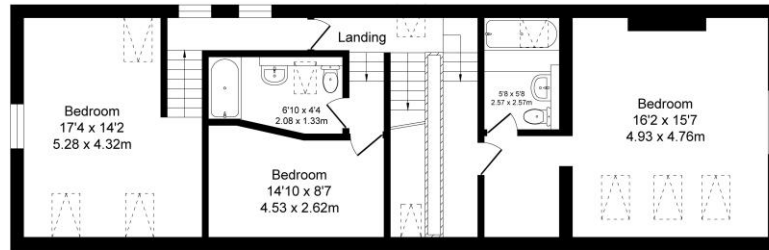
The first-floor accommodation consists of a large master bedroom, with timber flooring and exposed beams. This room has a dressing area and bathroom ensuite with feature sunken jacuzzi bath. There are two further double bedrooms and a family bathroom.



Crescent Farm Barn

Total Approx. Floor Area 1970 Sq.ft. (183.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Outbuilding
 Approx. Floor Area 121 Sq.Ft (11.3 Sq.M.)

Ground Floor
 Approx. Floor Area 916 Sq.Ft (85.1 Sq.M.)

OUTSIDE

The majority of the property is surrounded by a walled garden. To the side and rear is a stoned driveway with parking area. Beyond is a perfect space for a mixture of work and entertaining. There are two insulated and highly spec'd timber framed units, which are currently used as storage and a workshop. These outbuildings could easily be used as offices or alternative accommodation.

The garden benefits from outside lighting and power points and an Electric vehicle charging point.

Finally, there is a decked entertainment area, with a large hot tub which can be included by separate negotiation, perfect for those summer evenings and entertaining friends.

LOCATION

The property is situated in a delightful rural location within the village of Waters Upton. The village has various amenities, including a village shop, Post Office, butchers, Indian restaurant and rural bus service.



The nearby market towns of Wellington, Shrewsbury, Newport and Ellesmere offer an extensive variety of educational, recreational and leisure facilities with the medieval county town of Shrewsbury being within easy commuting distance via the A5. There are good road connections north to Wrexham, Chester and Liverpool via the A483/A5 and south/east to Shrewsbury, Telford and the Midlands, also via the A5.

Local train stations can be found at Telford, Wellington & Shrewsbury and this offers direct services to Crewe, Birmingham, Manchester and London.

Good schooling is available locally at Crudgington Primary School (1m) Charlton School (5m) Haberdshers' Adam Grammer School (10m) and the well renowned Old Hall School (6m) with a range of highly regarded state schools and colleges also within the local area.

For those equestrian enthusiasts, the property is situated next door to an established livery yard with excellent facilities.

The property benefits from easy access to the main road networks connecting you onto a number of excellent facilities beyond like Ashwood Equestrian Centre (14m) Oswestry Equestrian Centre (35m), Llanymynech (31m), Berriewood Farm (17m), Kelsall Hill Equestrian Centre (39m), Southview Competition & Training Centre (30m), Somerford Park Farm (40m) and many more.

DISTANCES IN APPROX. MILES

Telford 8m | Newport 8m | Shrewsbury 12m

Whitchurch 16m | Oswestry 30m

PROPERTY INFORMATION

TENURE: Freehold

EPC RATING: C

SERVICES: Mains water, electricity, mains sewerage, private drainage via soakaway oil fired central heating, broad band, alarm security system and internal sprinkler system.

LOCAL AUTHORITY: Telford & Wrekin Council

COUNCIL TAX BAND: E





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