



Steps Barn  
Stapleton | Shropshire



LARCH  
PROPERTY

## Steps Barn

Stapleton, Shrewsbury  
Shropshire, SY5 7AL

A rare opportunity to rent an idyllic, one-bed barn conversion in South Shropshire.

- One bed barn conversion
- Open plan kitchen/dining/sitting room
- Large double bedroom with walk-in shower and separate WC
- Utility/storage room below the accommodation
- Rural yet accessible location just south of Shrewsbury

### Approximate distance (miles)

Stapleton 2.4m | Shrewsbury 7m | Telford 20m

Ludlow 26m | Wolverhampton 38m

Wrexham 38m | Birmingham 52m

### Description

Steps Barn offers a fantastic opportunity to rent a charming one-bedroom barn conversion, in a beautiful rural location within easy access of the A49.

The barn conversion is located off the central courtyard of Upper Shadymoor Farm which has a number of red brick farm buildings surrounding.

The flat is accessed up a set of steps which take you into the open plan living/dining/kitchen space with the spacious double bedroom beyond.



There is an impressive walk-in shower and separate WC within the bedroom.

On the ground floor below the accommodation is a utility/storage room with plumbing for a washing machine. The property has parking for up to two vehicles adjacent to the flat.

The property enjoys views over the farmland surrounding.

### Directions

From Shrewsbury head south on the A49 towards Dorrington. Before reaching Dorrington, opposite the former garage, turn right which is signposted for Stapleton. Continue until you reach the T junction and then turn right. Pass the church on your left, then take the 1st left which is signed for Church Pulverbatch. Continue for approx 1 mile and the road bends to the right. Fork left for Wilderley and continue for about a mile passing a cream bungalow on the right, up a little bank and take the next left on to the farm drive which is signposted for Upper Shadymoor Farm.

### Services

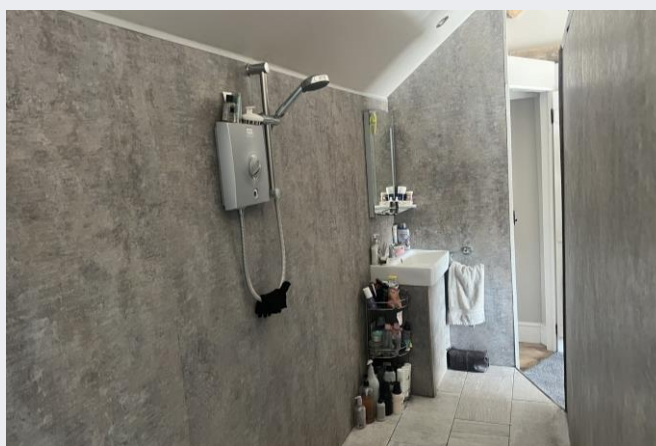
Mains Electricity  
Private Water via Bore Hole (included in the rent)  
Council Tax (included in the rent)  
Private Drainage via Septic Tank  
EPC rating C

### Local Authority

Shropshire County Council

### Viewings

Strictly by prior appointment with the agents Larch Property on 01743 709249.





## Terms and conditions

Term - duration is flexible and to be agreed between parties but long term is preferred.

Rent - £700.00 per calendar month to be paid monthly in advance.

Deposit - £807.70 payable upon the signing of the agreement.

Holding Deposit - A holding deposit equal to one week's rent will be requested to remove the property from the market on agreeing terms between parties to place the property 'Under Offer' and will therefore be held for the applicant. This holding deposit will act towards the first month's rent on occupying the property.



Shropshire (Head Office)

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