



HIGH CLEAR BARN

Beaconhill Lane, Monkhopton, Bridgnorth, Shropshire WV16 6UU







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Offers in excess of £725,000

“A true lifestyle country property”

An excellent opportunity to purchase a barn conversion set in a rural location with 2.98 acres of pastureland and 4.86 acres of woodland

- 4 bedroom period barn conversion
 - Presented to a high standard
- 2.98 acres of level pastureland
- 4.86 acres of mature woodland
 - Steel portal frame building
- Excellent opportunity for equestrian use
 - No onward chain

Please note that there is the opportunity to purchase the property without the area of woodland.

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.





LOCATION

High Clear Barn is situated approximately 6 miles west of Bridgnorth and 1.5 miles east of the village of Monkhopton. Situated on Beacon Hill Lane, the property enjoys views over the surrounding Shropshire countryside.

DESCRIPTION

Being of stone under tile construction, High Clear Barn is a period property with plentiful character features throughout. The property benefits from a 2.98 acre paddock and steel portal framed building. Adjoining the paddock is 4.86 acres of mature woodland. In total, the property extends to 8.63 acres.

Lending itself to a variety of uses, High Clear Barn is perfect for those wanting to acquire a rural property with equestrian and lifestyle potential.

ACCOMMODATION

The accommodation is presented to a high standard throughout. In brief, High Clear Barn has a large kitchen benefitting from a dining and seating area with a vaulted ceiling and exposed beams. Within the kitchen is a range of fitted units, a central island, quality tiled floor and wood burning stove. Included within the sale are a fitted oven and hob.

The barn benefits from a large living room with woodburning stove and double French doors out to the garden. From the living room, an oak staircase rises to the first floor where a galleried landing provides a multi-functional space. From here, the master bedroom is accessed with high vaulted ceilings and ensuite bathroom with bath, shower above, wc and handbasin.

The second bedroom is situated on the ground floor and provides a light double bedroom. Two further bedrooms are situated on the ground floor and benefit from views over the garden. One has an additional loft area that can either be used as an area for a bed or storage space.

The family shower room is situated on the ground floor with recently fitted shower, wc and handbasin.

To the rear of the property is a large garden which is partly laid to lawn and partly laid to gravel and paving slabs which provides an excellent outdoor seating area. The garden enjoys views into the woodland.

BUILDING

The property benefits from a steel portal framed building with concrete floor extending to approximately 45ft x 40ft. The barn is for use ancillary to the dwelling and has a mains electricity connection.

SERVICES

Mains electricity and mains water are connected to the property. Central heating is provided by an oil-fired boiler.



LAND

The land extends to approximately 2.98 acres and provides a level area of permanent pasture suitable for grazing or amenity purposes. The land is bound by mature hedgerows to part and stock proof fencing.

The woodland contains a mixture of species of mature trees and extends to approximately 4.86 acres and includes a pool. The woodland presents a pleasing area of high amenity value with pleasant walks throughout.

There is the option of purchasing the property without the area of woodland. Please discuss this with the selling agent should you wish.

SPORTING AND MINERAL RIGHTS

The sporting rights are not included in the sale. The mineral rights are included in the sale.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The driveway falls within the ownership of High Clear Barn. The neighbouring property has a right of access along the drive to their gateway. A public footpath runs along the edge of the woodland and along the access driveway. The property is sold subject to and with the benefit of all existing rights of way, whether public or private, light, support, drainage, water and electricity supplies together with all of the rights and obligations, easements and all wayleaves whether referred to in these particulars or not.

OVERAGE CLAUSE

The area of pasture land to the east is subject to an overage clause restricting any development above that of one residential property.

VIEWING

Strictly by appointment only with the sole selling agent.

TENURE & POSSESSION

Freehold with vacant possession upon completion.

METHOD OF SALE

The property is offered for sale by Private Treaty.

LOCAL AUTHORITY

Shropshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 c
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		

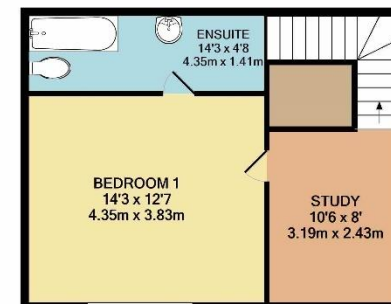


GROUND FLOOR
APPROX. FLOOR
AREA 1369 SQ.FT.
(127.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1759 SQ.FT. (163.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1ST FLOOR
APPROX. FLOOR
AREA 390 SQ.FT.
(36.3 SQ.M.)



NOCK DEIGHTON AGRICULTURAL LLP Livestock & Auction Centre, Tasley, Bridgnorth, Shropshire WV16 4QR
Tel: 01746 762666 Fax: 01746 767475 email: enquiries@nockdeighton.co.uk www.nockdeightonagricultural.co.uk

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