



**SHEEPWALK BARN**

**The Albynes, Nordley, Bridgnorth, Shropshire WV16 4SX**





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**£1,050 per calendar month**



**An excellent opportunity to rent a period barn conversion in a rural location**

- Large kitchen/dining room
- Living room with wood burner
- Two bedrooms
- Period features
- Private garden
- Parking for several vehicles

**To be Let by way of  
Assured Shorthold Tenancy  
Available immediately**

**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.

## Description

Sheepwalk Barn is a period two-bedroom barn conversion in a rural location. The property boasts a wealth of period features including exposed beams and woodburning stove.

Split across two levels, the accommodation provides a kitchen/diner with fitted base and wall units and integrated electric oven and hob. From the kitchen, an internal hallway provides access to the second bedroom and shower room.

The living room is spacious and benefits from a woodburning stove, French doors onto the garden and views over the surrounding farmland. From the living room, a further hallway provides access to the family bathroom with bath, wc and handbasin. The master bedroom is a large double and has exposed beams and views over the courtyard.

The property is presented to a good standard throughout having recently been decorated.

Please note that the property is located on a working farm and daily agricultural activity is to be expected.

## Services

The property is serviced by mains water and mains electricity. Central heating and hot water are provided by an oil boiler during the summer months which is fueled by a shared oil tank with a neighbouring property. The oil usage is sub-metered and charged by the Landlord. During the winter months, a central biomass boiler located on the farm is used to provide the central heating and hot water for which a fixed price of £100 per calendar month is charged by the Landlord.

## Tenancy

The property will be let on an initial 6 month Assured Shorthold Tenancy.

## Deposit

A deposit of £1050 is payable at the commencement of the Tenancy by the Tenant to the Letting Agent. The deposit shall be protected under the Deposit Protection Service.

## Viewings

Strictly by appointment with the Letting Agent.

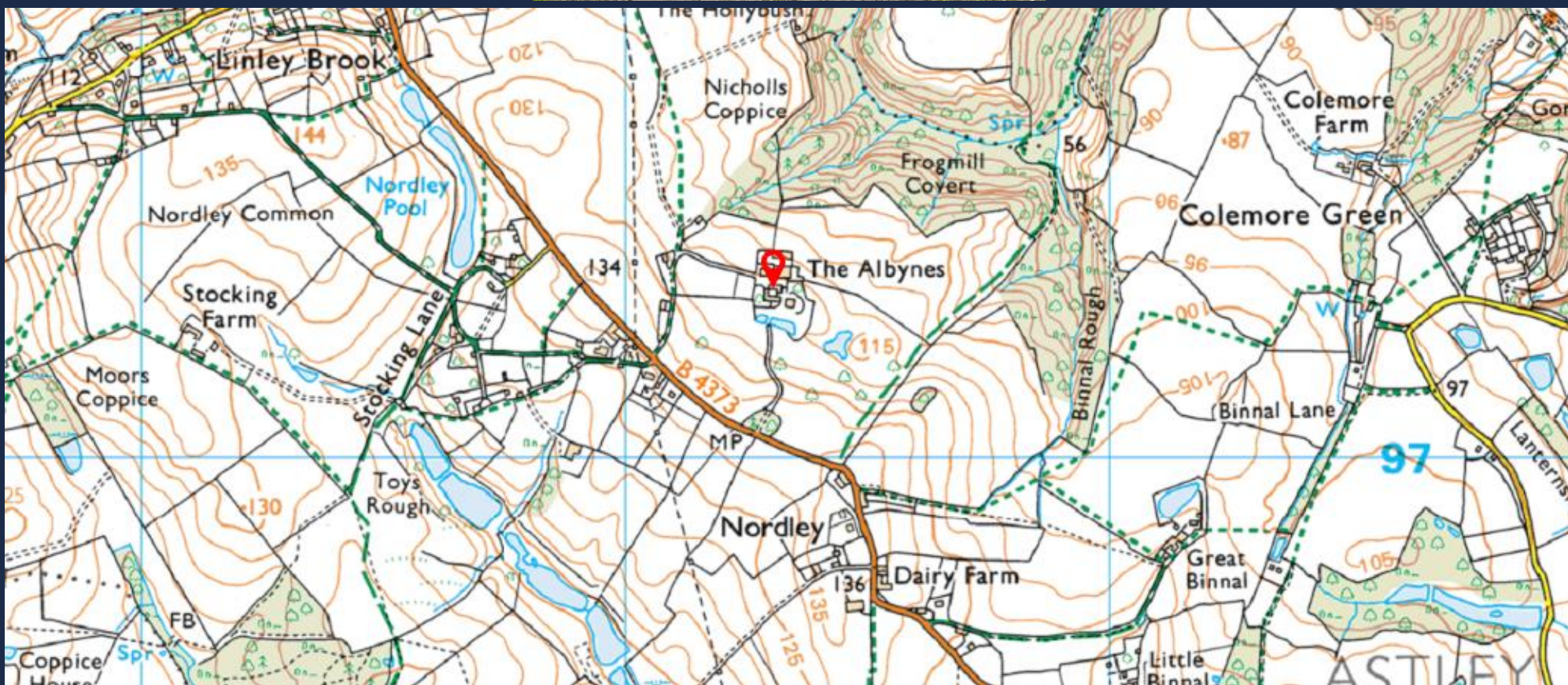
## Council Tax

The property is Council Tax Band C – Shropshire Council.

Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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