



Horseshoe Barn, 2 Shelmore Barns,
Radmore Lane, Gnosall

Helping *you* move



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Freehold – Offers in the Region of

£615,000



Features

- Barn Conversion with Beautiful Countryside Views
- Four Spacious Bedrooms
- * No Upward Chain *
- Hallway, Ground Floor W.C.
- Kitchen, Dining Room, Lounge

Play Room, Family Bathroom

Main Bedroom and Guest Bedroom both with En-Suites

Converted Garage/Gym, Further Garage, Lovely Rear Garden with Patio Area

Council Tax Band E

EPC Rating - D



BRIEF DESCRIPTION

Welcome to Horseshoe Barn, a delightful Barn Conversion nestled in the picturesque Staffordshire countryside. Downstairs, the property makes you feel right at home with a large yet cosy lounge that has a feature fireplace with a superb log burner. A well equipped Kitchen with a Large Central Island allows you to make the most of the space – combined with a separate Dining Room it is perfect for entertaining! A Large feature windows give you lots of natural light that let you enjoy the rural setting. Upstairs you have a stunning and exceptionally spacious Main Bedroom with exposed beams and high ceilings, as well as your own En-Suite Shower Room. Two spacious further Bedrooms await along the landing, with a stylish Family Bathroom too. Head on up to the top floor and you will find the Fourth and final Guest Bedroom, with its own separate Bathroom. In addition to this off the Kitchen there is a Rear Lobby Cloaks with access to a Converted Garage which in turn leads on to the remaining Garage, and off the lobby access to a secondary staircase leading to a fantastic Children's Play Room/Storage Room.



LOCATION

Gnosall is a large, pretty village with good amenities - including its own Fire Station, Primary School, Co-Op Supermarket with Petrol Station next door, Doctor's Surgery, Dental Practice, Pubs, Post Office and historic High Street.

To the edge of the village, there's excellent walking along the canal tow path or the old railway line and Gnosall has a number of sports clubs including rugby, cricket and football.



Helping *you* move

TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

DIRECTIONS: From Newport take the A518 in the direction of Stafford. Follow the road and just before entering Gnosall turn left into Radmore Lane, continue along this road for just over 1 mile where the property is situated on the right hand side.

SERVICES: We are advised that We are advised that LPG Central Heating, Septic Tank Drainage, mains Water and Electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor

LOCAL AUTHORITY: Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ

EPC RATING - D-59 The full energy performance certificate (EPC) is available for this property upon request.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

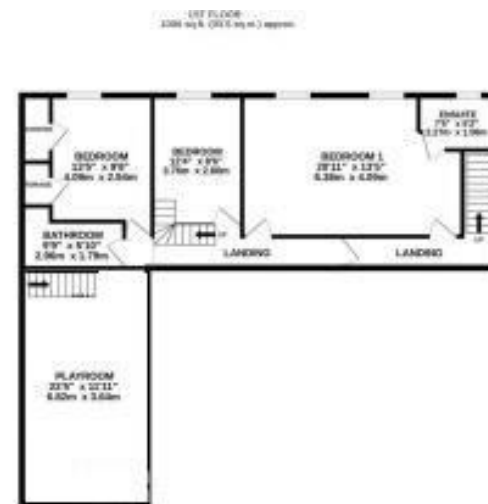
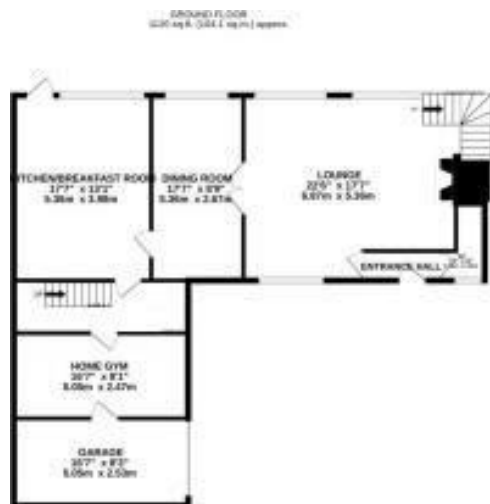
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

SERVICE CHARGE: There is a monthly service charge which is currently £25 per month to Shelmore Barns Residence Association for the upkeep of the communal areas.

BROADBAND AND MOBILE: We have been advised that the broadband at the property is supplied by ADSL/Cable/FTTC/FTTP. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

METHOD OF SALE: For Sale by Private Treaty.





TOTAL FLOOR AREA: 2418 sq.ft. (224.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan (outlined 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 operation or efficiency can be given.
 Made with Metropix 5/2022

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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