



# TYTHE BARN

SOULTON ROAD | WEM | SHROPSHIRE | SY4 5RP

Halls 1845







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Wem 1.5 miles | Shrewsbury 12 miles | Chester 34 miles  
(all mileages are approximate)

A substantial detached five-bedroom single-storey  
barn conversion situated in generous gardens.

Providing over 3,100 sq ft of living accommodation  
Single Storey  
Gardens extending to 0.64ac  
Select development of prestigious homes



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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

Tythe Barn is a substantial five-bedroom detached barn conversion providing over 3,100 sq ft of characterful yet elegantly presented living accommodation flexibly arranged across a single storey to cater to families and mature buyers alike.

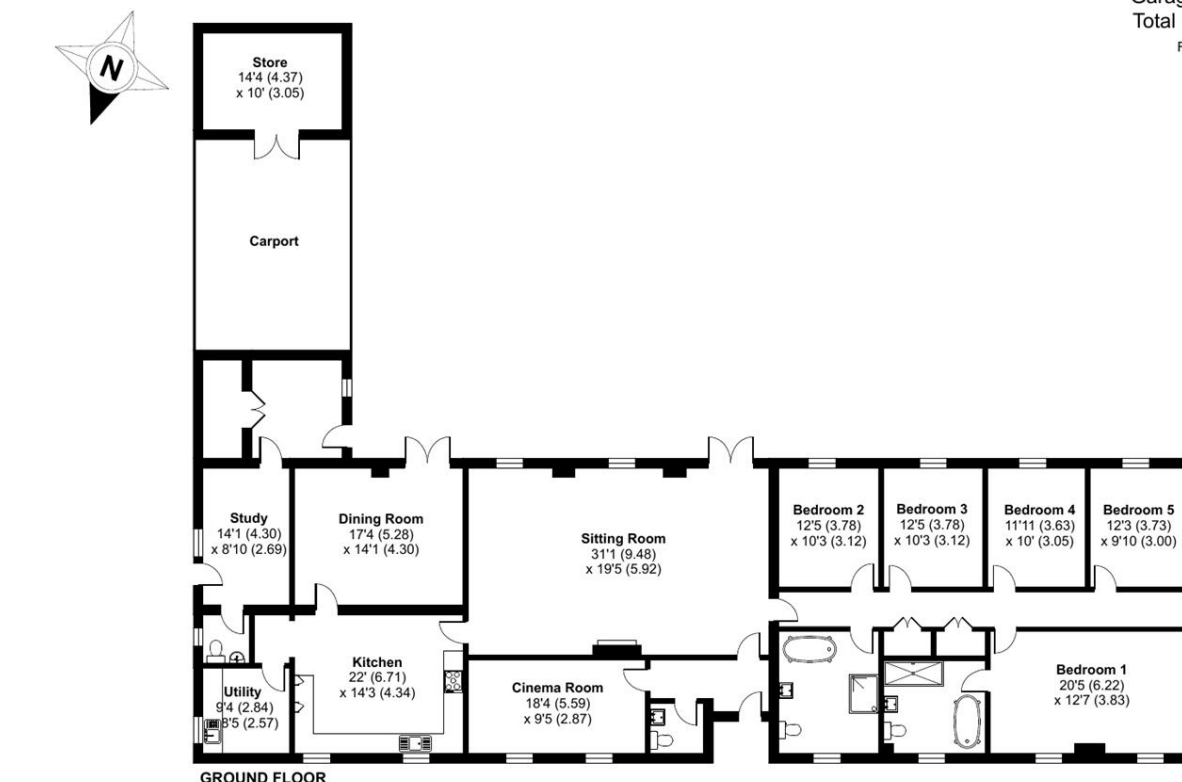
The property is complemented by generous gardens which extend, in all, to around two-thirds of an acre, with electrically-operated gates with security code entry leading onto a gravelled courtyard positioned before a twin-carport with adjoining workshop. To the east of the barn is an attractive paved patio area which leads on to an expanse of lawn interspersed with mature trees and floral beds, all retained within established high-level hedging.

## THE PROPERTY

The property provides principal access via a useful Boot Room which serves as an ideal spot for storing boots and coats following walks in the surrounding countryside, and from where a door leads to the left into a Study which offers excellent potential as a working from home space, this served by an adjoining Cloakroom.

From the Study, a further door opens into a sympathetically designed and fully-fitted kitchen evoking and enhancing the traditional nature of the building, this joined to one side by a Utility Room with planned space for appliances.

To the south of the Kitchen is a Dining Room, ideal for more formal occasions, with full-height ceiling and exposed beams, alongside patio doors which exit onto the courtyard.



Approximate Area = 3121 sq ft / 290 sq m  
Garage = 139 sq ft / 13 sq m  
Total = 3260 sq ft / 303 sq m  
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1337027



Also accessed from the Kitchen is an impressively proportioned Sitting Room, this serving as the heart of the home and perfectly suited to social occasions or more intimate family moments, whilst mirroring the Dining Room with high ceiling, exposed beams, and patio doors which open to the south.

Completing this aspect of the property is the rear Hallway which leads into a versatile Family/Games Room and an additional Cloakroom respectively.

Turning right from the Sitting Room, one enters the western wing of the property which comprises four comfortably sized bedrooms, all with views to the fore and served by a family Bathroom featuring a modern white suite positioned against partly-tiled wall, as well as a substantial principal Bedroom with dual-aspect windows and an adjoining En-Suite Bathroom.





## GARDENS

The gardens are a particularly notable feature of the property and extend, in all, to around two-thirds of an acre, with impressive electrically operated entrance gates with security code access opening onto a gravelled courtyard parking area positioned before a twin-carport with large store to one side. Situated to the east of the barn is a sweeping expanse of well-maintained lawn interspersed with an array of mature trees and established floral beds, these complemented by an inset paved patio area which offer further space for entertaining, al fresco dining, or simply enjoying the calibre of the setting.

## SITUATION

Tythe Barn is idyllically positioned within a select development of prestigious homes which occupy a pleasant, semi-rural location on the perimeter of the historic market town of Wem. The town boasts a range of day-to-day amenities including Schools, Convenience Stores, and myriad independent Shops and nestles peacefully within the gently undulating grandeur of the much-noted north Shropshire countryside. Transport to the wider area is conveniently provided by Wem's train station, served by the Manchester/Cardiff line, and by road links connecting the property to the nearby county centres of Shrewsbury and Wrexham; with the cities of Chester, Liverpool, and Manchester all accessible by car in under 90 minutes.



## SCHOOLING

The property lies within a convenient proximity to a number of well-regarded state and private schools, including The Thomas Adams School, St. Peter's C of E Primary, Lakelands Academy, Newtown C of E Primary (rated Outstanding), Ellesmere College, Shrewsbury School, Shrewsbury High School, Moreton Hall, The Priory, Prestefelde Prep., Packwood Haugh, and Adcote School for Girls.

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

We understand that the property benefits from mains water, mains electricity, and a private drainage system with an oil-fired central heating.

## LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0345 678 9000.

## COUNCIL TAX

Council Tax Band – F

## DIRECTIONS

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Leave Shrewsbury to the north via the A528, continuing for around 7.5 miles until reaching a roundabout on the outskirts of Wem, here take the first exit onto Mill Street and, when reaching a T



Follow this road, crossing a mini-roundabout and turning left after crossing the train tracks, for around 1.9 miles where the entrance to the property will be position on the left, identified by a Halls "For Sale" board.

## VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.







