



2 THE OLD BARN

MYDDLE | SHREWSBURY | SY4 3RE





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Myddle 1 mile | Burlton 1 mile | Baschurch 4 miles | Shrewsbury 9 miles | Chester 35 miles
(all mileages are approximate)

AN ELEGANTLY APPOINTED FOUR-BEDROOM BARN CONVERSION
IN 3 ACRES WITH A RANGE OF OUTBUILDINGS

Over 2,700 sq ft
Land & Gardens ext. to 3ac
Range of Versatile Outbuildings
Gated Access onto Driveway & Carport
Rural yet Convenient Location



Ellesmere Office

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Viewing is strictly by appointment with the selling agents

anGENERAL REMARKS

2 The Old Barn is a substantial four-bedroom barn conversion which provides over 2,700 sq ft of elegantly appointed and flexibly arranged living accommodation thoughtfully positioned across two versatile floors, with an array of generously proportioned reception rooms and bedrooms ideally suited to family time and entertaining alike.

The property is enviably positioned within land and gardens which extend, in all, to around 3 acres, with gated access leading on to a substantial brick-paved driveway fronting on to a double-bay timber carport and a selection of kennelling with space above currently utilised as guest accommodation. To the south of the property is an attractive paved patio area which leads on to areas of lawn and pasture land, ideal for the grazing of a variety of livestock and complemented by a natural pond.

SITUATION

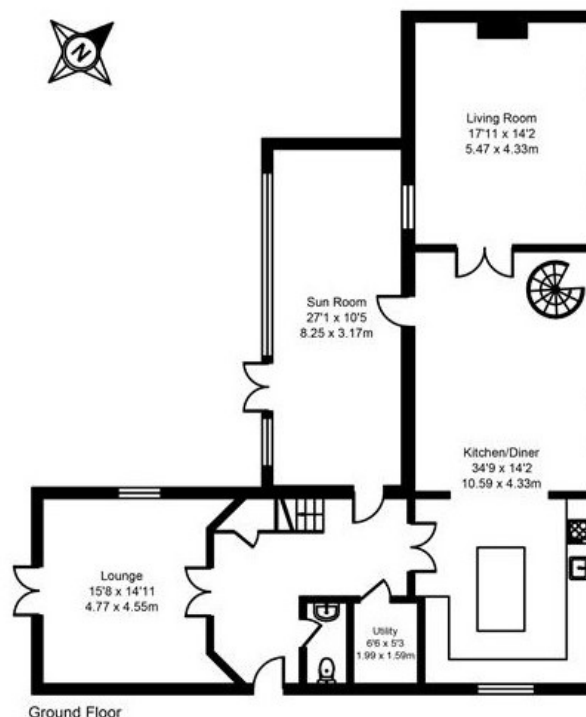
The property is positioned in a delightful rural location amidst the undulating grandeur of the unspoilt north Shropshire countryside, and broadly equidistant between the villages of Burlton and Myddle, these offering, between them, a respectable range of day-to-day amenities to include Public Houses, Village Hall, and primary School. The larger village of Baschurch sits to the east and offers a broader range of amenities, with the county centre of Shrewsbury conveniently situated around 9 miles to the south and enjoying a comprehensive array of facilities, including cultural and artistic attractions.

PROPERTY

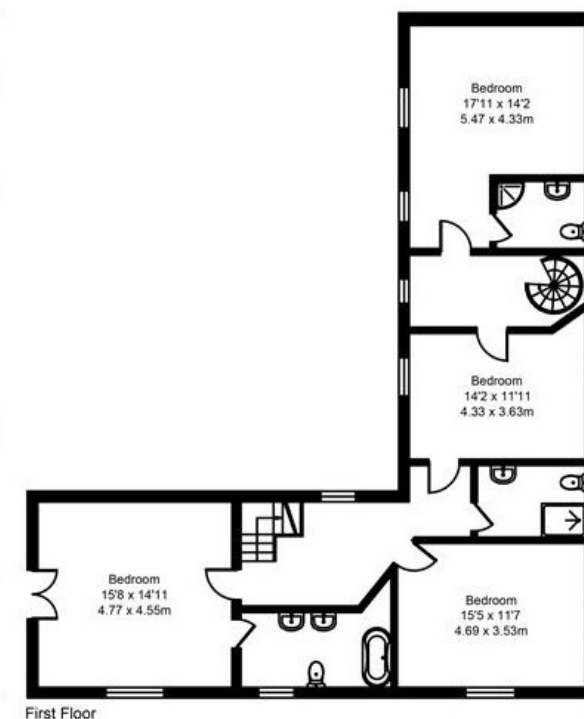
The property provides principal access into a welcoming Entrance Hall, where stairs rise to the first floor and double doors lead immediately to the left into a particularly comfortable Lounge boasting a window overlooking the patio area, and patio doors onto the same. Turning right from the Entrance Hall, one enters an impressively proportioned Kitchen/Dining Room

which extends to over 10m and boasts a stylish fitted kitchen with complementary island, with a range of exposed timbers which lead through to a planned space for seating.

A further Reception Room which offers scope for a range of onward usages, be that as a Family Room, Study, or secondary Lounge, with, adjoining to the east, a wonderfully bright Sun Room with a full range of glazing overlooking the gardens beyond.



Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Approximate Area = 2721 sq ft / 252.8 sq m
Outbuilding = 2691 sq ft / 250.0 sq m
Total = 5412 sq ft / 502.8 sq m
For identification only - Not to scale



The main staircase in the Entrance Hall, alongside a secondary spiral staircase situated in the Dining Area, lead up to the first floor accommodation, which comprises four well proportioned Bedrooms, all enjoying elevated views across the open countryside which surrounds the property; with Bedroom One benefitting from an En-Suite Bathroom and Bedroom Two joined by an En-Suite Shower Room; the remaining two Bedrooms are served by a family Shower Room.



OUTSIDE

2 Old Barns is situated within land and gardens which extend, in all, to around 3 acres, these offering excellent potential for the grazing of a variety of livestock, particularly horses or ponies. The property is accessed via electrically operated gates onto a substantial brick-paved driveway with ample space for a number of vehicles, with, to the rear of the property, an attractive paved patio area which leads on to expanses of lawn inset with a natural pond.

OUTBUILDINGS

The property is complemented by a range of versatile outbuildings, with a double-bay timber carport and timber clad home office situated before the driveway, and, most notably, a range of indoor kennelling with external runs, these ideally suited to their current usage but with potential for conversion to equestrian usage (LA consent permitting). Positioned above the kennel block is space currently utilised as guest accommodation, with Bedroom, Kitchen, and Shower Room.

SCHOOLING

The property is conveniently situated for a number of well regarded state and private schools, including Myddle C of E Primary, Weston Lullingfields C of E Primary, Smallbrook School, Clive C of E Primary, The Corbet School, Condover College, Packwood Haugh, Adcote School for Girls, Prestfelde Prep, Shrewsbury School, and Ellesmere College.

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 has the benefit of mains water and electric. Drainage is provided to a private system

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

Council Tax Band – G

DIRECTIONS

What3Words [///whirlpool.mental.swam](https://www.what3words.com/whirlpool.mental.swam)

Leave Shrewsbury to the north via the A528, proceeding through Albrighton and Preston Gubbals until reaching the village of Harmer Hill, where a left turn (signposted Ellesmere) continues onto the A528. Proceed on this road for a further 2.6 miles where the property will be positioned on the left and identified by a Halls "For Sale" board.



RIGHT OF WAY & EASEMENTS

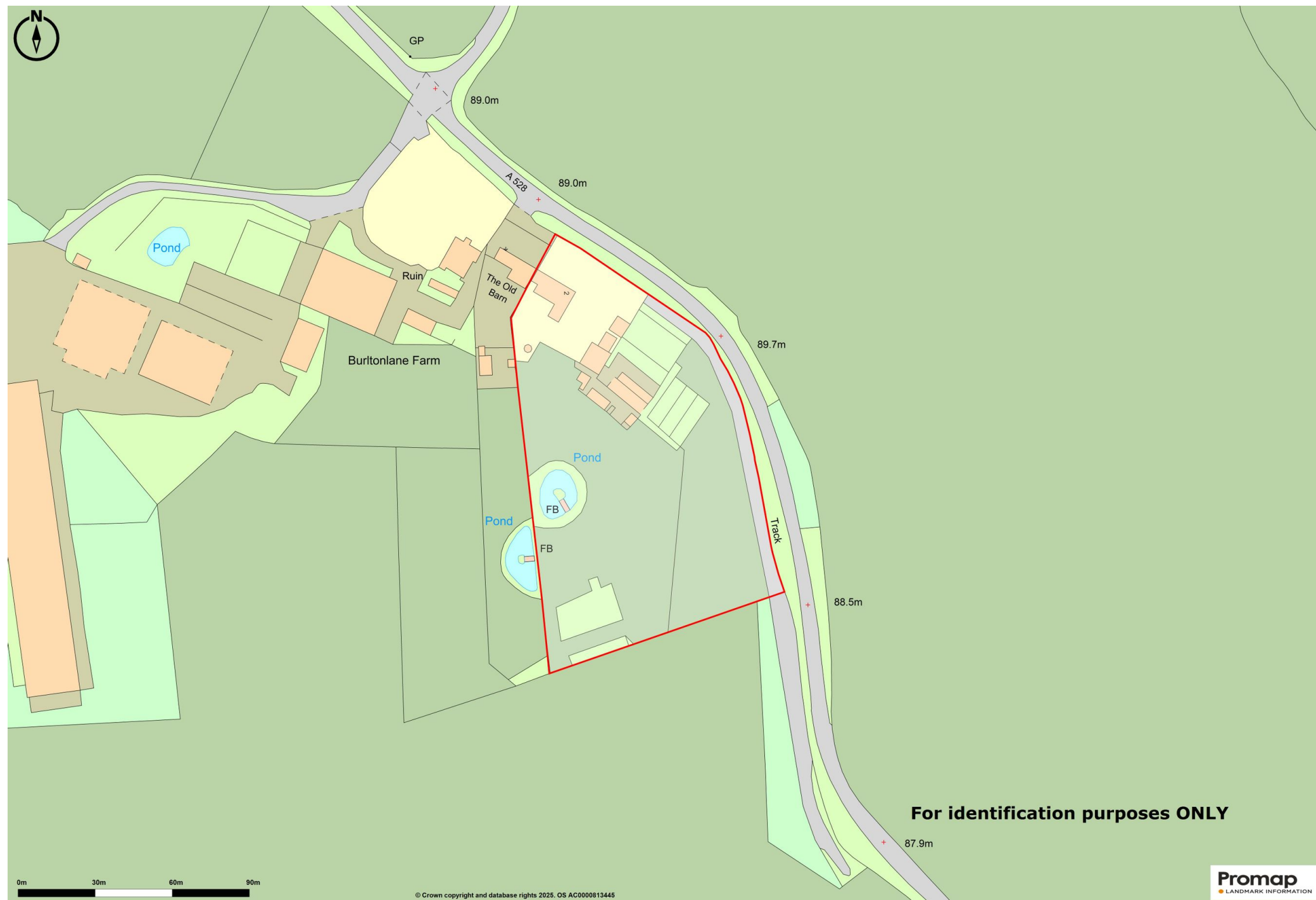
The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

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.



For identification purposes ONLY

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Promap
LANDMARK INFORMATION

