



TREGINFORD GRANARY

KYNASTON | KINNERLEY | NR OSWESTRY | SY10 8EF





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Baschurch 6 miles | Oswestry 10 miles | Shrewsbury 11 miles
(all mileages are approximate)

A CAREFULLY CRAFTED BARN CONVERSION BOASTING GENEROUS
LIVING ACCOMMODATION AND VERSATILE GARAGE BLOCK

Elegantly appointed
Master with En-Suite
Barn Conversion
Versatile Garage Block
Generous Gardens



Ellesmere Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Understood to date back to 1859, Treginford Granary was expertly converted less than a decade ago, with particular care taken to imbue the home with the comforts of modern living whilst retaining characterful vestiges of the building's agricultural heritage. Now standing as a superb family home which provides almost 1,900 sq ft of tastefully appointed living accommodation, thoughtfully arranged across two generously proportioned floors and comprising, on the ground floor, an Entrance Hall, Living Room, Kitchen/Dining Room, Study, Utility Room, and Cloakroom, together with three first floor Bedrooms, the Master boasting an En-Suite, and a family Bathroom.

SITUATION

Treginford Granary occupies a peaceful semi-rural position on the fringes of the quiet hamlet of Kynaston, which rests amidst the unspoilt landscape of the much noted north Shropshire Countryside, with a network of footpaths, country lanes, and bridleways accessible from the doorstep. Despite its secluded setting within this traditional hamlet, the property enjoys a convenient proximity to the nearby villages of Nescliffe, Ruyton XI Towns, and Baschurch, all of which offer a range of day-to-day amenities, including Schools, Convenience Stores, Public Houses, and Medical Facilities. The property is particularly well positioned for access to the towns of Oswestry and Shrewsbury, the latter the county centre, which enjoy a broader array of amenities and cultural attractions.

PROPERTY

The property provides principal access from the north via a front door which opens into a welcoming Entrance Hall, with partially exposed brick walls and a range of exposed ceiling timber, alongside ample space for side tables and stairs which rise to the first floor; and from where a door leads immediately to the right into a well-proportioned Kitchen/Dining Room with window onto the side elevation, planned space for seating and dining, and a sympathetically designed fully-fitted kitchen.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1341093

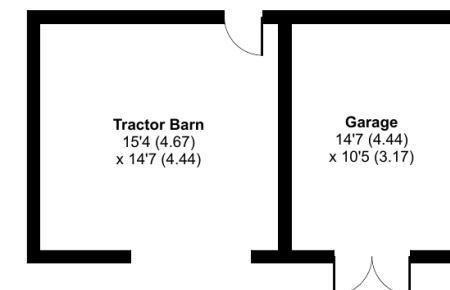
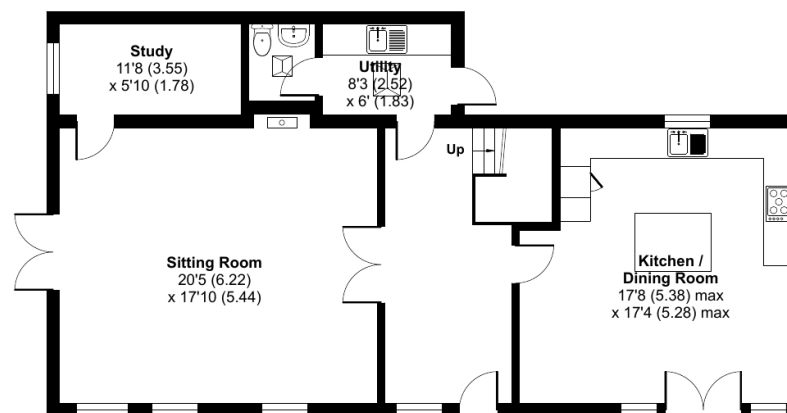
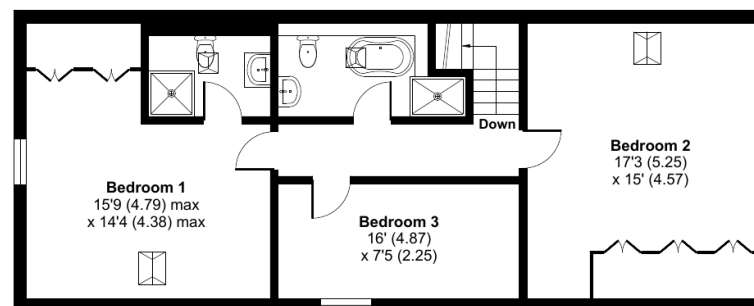


Turning left from the Entrance Hall, one enters a particularly welcoming Living Room, ideally suited to cosy winter evenings or bright summer days alike, with an array of glazing overlooking the front elevation, with double-opening patio doors which exit onto the gardens and a continuation of the exposed ceiling timbers, and a multi-fuel burner set within an exposed brick inglenook. A further door leads from the Living Room into a Study, Family Room or Play Room.

Completing the ground floor accommodation is a useful Utility Room and Cloakroom featuring a low-flush WC and hand basin.

Stairs rise from the Entrance Hall to a first floor landing, where doors open into three comfortably sized Bedrooms, all of which enjoys elevated views across the surrounding landscape. Bedroom One with an En Suite Shower Room. There is also a Family Bathroom.

Approximate Area = 1839 sq ft / 170.8 sq m
Garage = 152 sq ft / 14.1 sq m
Outbuilding = 223 sq ft / 20.7 sq m
Total = 2214 sq ft / 205.6 sq m
For identification only - Not to scale





GARDENS

The property is complimented by generous gardens which extend to just under a 1/4 acre, with gated access leading off a quiet country lane onto a concrete driveway which winds to the north of the property and culminates at a substantial gravelled parking area positioned before a versatile garage-block; situated alongside the driveway is an expanse of well-maintained lawn bordered by established floral and herbaceous beds to one side and mature hedging to the other, with an inset paved patio area representing an ideal spot for outdoor dining.

GARAGE / WORKSHOP

There is also a versatile garage-block (approx. 365 sq ft) with useful loft storage and vehicular storage to the right secured by cedar doors and an open fronted machinery bay/workshop to the left, with power and light laid on.

SCHOOLING

The property is conveniently situated for access to a number of well regarded state and private schools, including Kinnerley C of E Primary, St.Andrews C of E Primary, St.John The Baptist C of E Primary, The Corbett School, Condover College, Westbury School, Packwood Haugh, Adcote School for Girls, and Moreton Hall.

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.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – D

DIRECTIONS

What3Words ///bloom.extra.outgoing



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 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.

