



FOR SALE

Guide Price £775,000

## Noneley Grange Noneley Hall Barns, Noneley, Nr Loppington, Shropshire, SY4 5SL

A beautifully presented and most appealing barn conversion providing extensive accommodation, whilst offering attractive gardens, stable/barn unit, grazing land, orchard and Christmas tree plantation, in an unspoilt and sought after rural locality. IN ALL ABOUT 2.21 ACRES.





MILEAGES: Shrewsbury 11.3 miles, Ellesmere 10.5 miles, Wem 2.8 miles, Telford 23.4 miles and Chester 31.7 miles. All mileages are approximate.



- **Stunning Barn Conversion**
- **Extensive accommodation**
- **Gardens, Orchard, Land**
- **Stable/Barn Unit, Double Garage**
- **Sought after rural locality**
- **IN ALL ABOUT 2.21 ACRES**

#### DIRECTIONS

From Shrewsbury proceed north along the A528 Ellesmere Road (bare left at Harmer Hill). At Burlton turn right signed Loppington. Once in Loppington turn right immediately after the Dicken Arms (signed Noneley). Follow this for a mile. The property will be seen immediately on the left with a green painted electric entrance gate/intercom entry.

#### SITUATION

The property is located in a delightful and unspoilt rural locality surrounded by extensive farmland. Its position provides immediate access to a network of country lanes for riding out, walking and cycling purposes. The main village of Loppington is well known for its gastronomic pub and also offers an excellent community hub with social and leisure events. Ready access can be gained in the nearby town of Wem, which offers a good range of amenities including shops, supermarket, schools, bowling green and cricket club, together with a rail service. Alternatively, to the north is Ellesmere with its famous lakelands area for leisure pursuits. Shrewsbury to its south has an excellent shopping centre, selection of schools. Commuters have good access to a number of commercial centres including Telford, Birmingham and Chester.

#### DESCRIPTION

Noneley Grange offers an excellent opportunity to acquire a particularly appealing well presented and spacious property, ideal for those seeking the enjoyment of country living in an unspoilt locality, together with the benefit of land, which will no doubt appeal to equestrian and other such livestock users.

The Barn residence typifies the architectural features of the stylish period barn. The internal accommodation has been designed for contemporary family living including open and naturally well lit rooms, some featuring exposed timbers and an old grain wheel. The accommodation is served by an oil fired central heating system with the living kitchen breakfast room featuring under floor heating. There are solid oak internal doors with traditional latches. The two main reception rooms provide wood burning stoves, whilst the study would double up as a playroom or gaming room. Of particular interest to families is the wonderful open plan living kitchen breakfast room, very comfortably proportioned, equipped with bespoke kitchen units and an excellent range of appliances. There is a separate utility/boot room and downstairs WC. On the first floor, the two main double bedrooms with en-suite facilities would be equally at home as the principal bedroom. In addition, there are two further bedrooms which are then served by the main family bath/shower room.

Outside, the electric gates open onto a generous parking area for a number of cars and there is also an electric car charging point. The lawned gardens are to the front and immediately adjoin onto the land, which is divided into a grazing paddock with stable block/barn, mixed orchard enclosure and a Christmas tree plantation. THE PROPERTY AS A WHOLE EXTENDS TO ABOUT 2.21 ACRES.

#### ACCOMMODATION

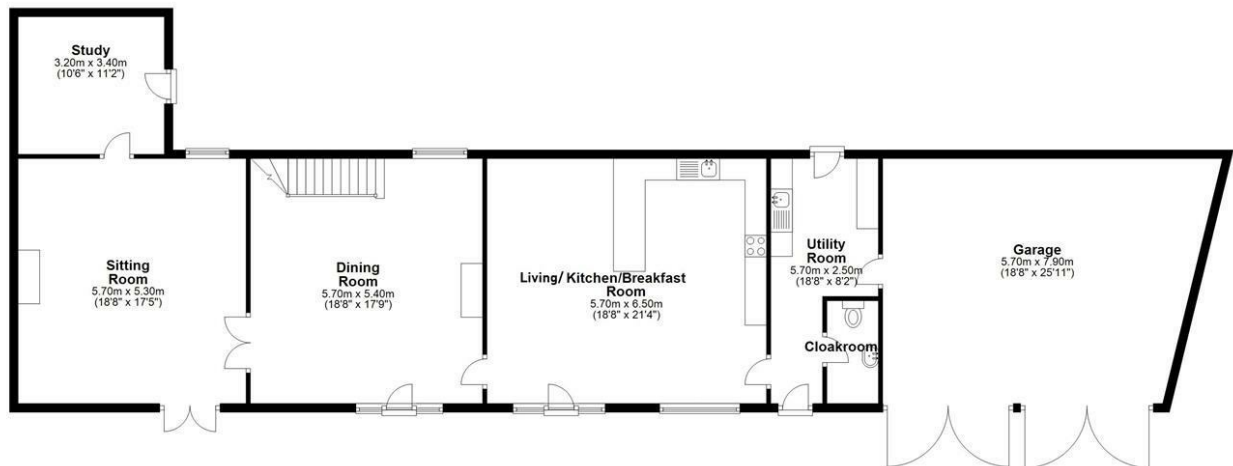
##### SITTING ROOM

With attractive feature decorative fireplace surround incorporating inset log grate with slate panelled surround and hearth. French doors leading out to the patio/AL Fresco dining area.



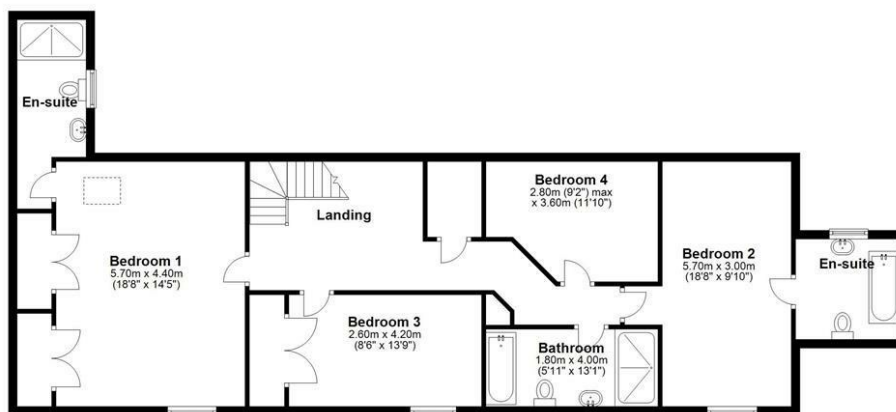
**Ground Floor**

Approx. 166.9 sq. metres (1766.1 sq. feet)



**First Floor**

Approx. 113.8 sq. metres (1224.6 sq. feet)



**Noneley Grange**

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



#### STUDY

With fitted floor to ceiling double bookcase, ceiling downlighters and double glazed door to the rear.

#### DINING ROOM

With oak flooring, exposed brick fireplace with wood burning stove and slate hearth. Walled uplighters. Wide staircase with open under stairs display area. External entrance door with matching side windows.

#### LIVING KITCHEN ROOM

With slate tiled floor. Extensively fitted with granite work surfaces and upstand, built in stainless steel twin bowl sink unit with mixer tap. Extensive bespoke units finished in oak with pine carcasses comprising cupboard with drawers. INTEGRATED DISHWASHER. INTEGRATED REFRIGERATOR, INTEGRATED ELECTRIC COMBINATION OVEN. ELECTRIC RANGEMASTER DOLEDO RANGE COOKER (5 ring ceramic hob, grill and 2 ovens). Stainless steel splashback and EXTRACTOR HOOD overhead. Matching part painted double plate rack. Dresser style unit finished in oak and painted doors providing cupboards and display. Additional oak shelved unit. Large oak topped BREAKFAST ISLAND with cupboards/drawers under together with open vegetable trays and wine rack. Ceiling downlighters. Space for dining/breakfast table and lounge. Two large picture windows - one incorporating an external entrance door with delightful views down over the gardens.

#### UTILITY ROOM/BOOT ROOM

With slate tiled floor. Bespoke units to include two solid oak work tops with upstand and built in stainless steel sink unit. A selection of oak with pine carcassed base and eye level cupboards. Space and plumbing for washing machine. Space for freezer. Front and rear external entrance doors. Door to garage.

#### CLOAKS/WC

With slate tiled floor. Fitted oak topped unit with half inset wash hand basin. Open storage shelving. Close coupled WC with concealed cistern. Built in cupboard housing electricity RCD unit and meters.

#### FIRST FLOOR LANDING

With feature part exposed truss and original grain hoist wheel. Access to roof space. Walk-in airing room with modern hot water cylinder and space for racking.



#### PRINCIPAL BEDROOM 1

With half exposed roof truss. Two connecting double wardrobes with overhead storage cupboards. Access to roof space.

#### EN-SUITE SHOWER ROOM

With tiled floor. Part tiled shower cubicle with direct feed shower unit. Oak topped vanity unit with half inset wash hand basin. Open shelving below. Close coupled WC with concealed cistern. Fitted wall mirror with light and shaver socket over. Chrome ladder radiator. Access to useful eaves storage space.

#### BEDROOM 2

With an exposed part roof truss.

#### EN-SUITE BATHROOM

With rolled top bath having centre mixer tap and hand held shower attachment. Pedestal wash hand basin with tiled splash. Close coupled WC with concealed cistern. Electric shaver socket. Chrome ladder radiator. Access to two eaves storage cupboards.

#### BEDROOM 3

With half exposed roof truss. Large built in wall to wall double wardrobe with overhead storage cupboard.

#### FAMILY BATHROOM

With tiled floor. Cream painted wood panelled bath with mixer tap and shower hand held attachment. Tiled splash. Vanity unit with half inset wash hand basin. Open shelving below. Close coupled WC with concealed cistern. Wall light unit. Chrome ladder radiator. Wide part tiled shower cubicle with direct feed shower unit.

#### BEDROOM 4

With part exposed roof trusses. Useful recess.

#### OUTSIDE

Approached through a pair of ELECTRIC AUTOMATIC ENTRANCE GATES leading into a gravelled car parking area with ample space for a number of vehicles and ELECTRIC CAR CHARGING POINT, hot and cold water taps.

#### LARGE DOUBLE GARAGE

With ample space for work bench/storage. Open pitched roof space with two pairs of double entrance doors. Lighting and power points.





### **THE GARDENS**

These are attractively laid out and designed for ease of management, providing a lawned area immediately adjacent to the car parking space, with a dividing beech hedge through to the main lawned garden which is 'L' shaped. This includes yew hedge screening and an extensive FLAGGED PATIO/AL FRESCO DINING AREA bounded by pretty box hedging to part of its border including further beech hedge. Useful double external power point.

### **THE LAND**

This is accessed from the garden and comprises of a grazing paddock with vehicular access from the council lane. STABLE UNIT (built on skids) and providing OPEN BARN/WINTER SHELTER (approx 11'3 x 11'1), STABLE (approx 11'3 x 11'1). Adjacent to the main paddock is an ORCHARD PADDOCK grassed with a selection of fruit trees (apple, pear, cherry, damson and plum). Beyond the main grazing paddock is a grassed plantation enclosure with approximately 100 planted Christmas trees.

### **GENERAL REMARKS**

#### **FIXTURES AND FITTINGS**

The fitted carpets as laid and light fittings are included. Only those items described in these particulars are included in the sale.

### **SERVICES**

Mains electricity is understood to be connected. Water is provided from a shared Bore Hole located on neighbouring land. Private drainage system served by a shared BIO DISK treatment plant. Oil fired central heating system. Halls have not tested these services.

### **TENURE**

Freehold. Purchasers must confirm via their solicitor.

### **COUNCIL TAX**

The property is currently showing as Council Tax Band E. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

### **VIEWINGS**

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com)

FOR SALE

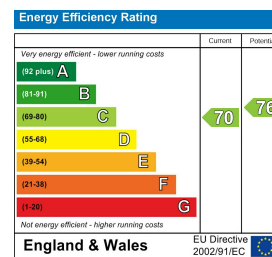
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01743 236 444

**Shrewsbury Sales**  
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E: shrewsbury@hallsgb.com



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