

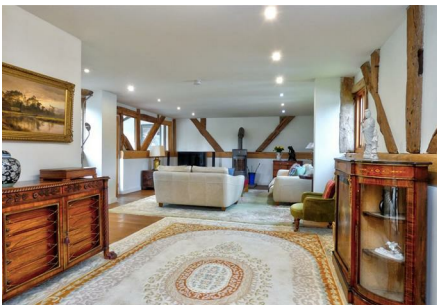


FOR SALE

Offers In The Region Of £700,000

## The Stook Aston Rogers, Westbury, Shrewsbury, SY5 9HQ

A stunning Grade II listed detached barn conversion offering spacious accommodation with character, set with lovely south westerly facing gardens and delightful views in this idyllic rural locality.



MILEAGES: Shrewsbury - 11.4 Miles, Telford - 26.8 Miles. All mileages are approximate.



- Stunning barn conversion
- Extensive accommodation
- Character features
- Generous driveway and garaging
- Beautiful gardens with lovely views
- Sought after rural locality

#### DIRECTIONS

From Shrewsbury proceed west along the B4386 Montgomery Road, through the village of Yockleton, and then onto Westbury. Travel for approximately 1.5 miles and take the right turned signed to Aston Rogers. Continue to the fork in the road and bear right and The Stook will be identified on the left hand side.

#### SITUATION

The property is most attractively positioned in a beautiful and accessible position. The barn has wonderful south westerly facing aspect with unspoilt countryside views to the scenic Shropshire hills including Stiperstones. The area is particularly well known amongst walkers. The nearby villages of Westbury and Worthen offer thriving communities including a shop, primary school, church and a medical practice. Commuters will find that the property is well placed with easy access to Shrewsbury, in particular the main A5 which links east to the M54 motorway and then onto Telford or north to Oswestry. To the west lies Montgomery with Welshpool offering a gateway to Mid Wales and the Welsh coast.

#### DESCRIPTION

The Stook offers a most attractive country property with tastefully presented spacious accommodation, and offering a good standard of decor complimented by modern fittings. The barn provides a wealth of character including exposed wall and ceiling beams, a bespoke oak staircase and galleried landing, together with an abundance of natural light. Central to the barn is a feature reception hall with tall glazed oak doors giving a lovely outlook and access out to the rear gardens. The ground floor boasts three reception rooms together with a generous breakfast kitchen and separate ground floor shower room. To the first floor there are four double bedrooms, one of which benefits from an ensuite shower room whilst the remaining three are served by the main family shower room. Outside, there is a generous gated slate parking area with space for numerous vehicles, and in addition, positioned to the other side of the barn is the garage, which has an electric up and over entrance door, together with an adjoining store room. The gardens predominantly sit to the rear and incorporate a stunning flagged sun terrace entertaining area, lovely nature pond with working water feature, together with flowing lawns flanked by well stocked shrubbery beds and borders. It should be noted that the rear gardens have a south westerly facing aspect and a lovely outlook towards the Shropshire hills including the Stiperstones.

#### ACCOMMODATION

Twin glazed oak framed entrance doors with glazed over and side sections leading into:

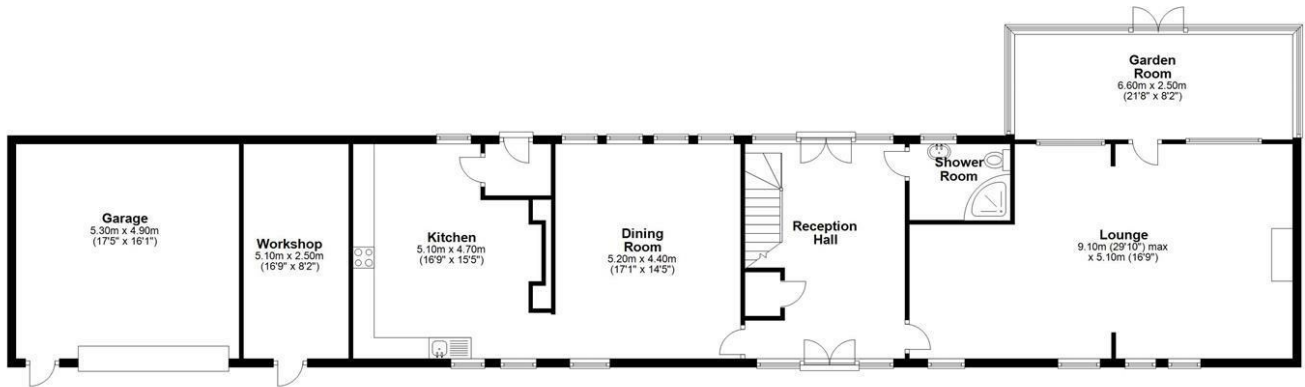
#### FEATURE RECEPTION HALL

With flagged stone flooring, bespoke oak staircase leading to galleried landing. Delightful vaulted ceiling with attractive exposed wall and ceiling timbers. Understairs storage cupboard. Twin glazed french doors providing access and views over the delightful rear gardens.



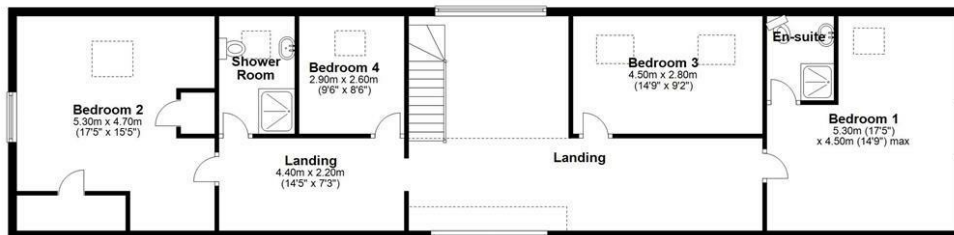
**Ground Floor**

Main area: approx. 171.5 sq. metres (1946.1 sq. feet)  
 Plus outbuildings: approx. 8.3 sq. metres (89.8 sq. feet)



**First Floor**

Approx. 115.8 sq. metres (1246.9 sq. feet)



Main area: Approx. 287.4 sq. metres (3093.0 sq. feet)  
 Plus outbuildings: approx. 8.3 sq. metres (89.8 sq. feet)

**The Stook**

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



#### SHOWER ROOM

With flagged stone flooring and providing a white suite comprising low level WC with hidden cistern, wash hand basin with mixer tap. Corner shower cubicle with mains fed BRISTAN shower, inset tiling, sliding splash screen, ceiling downlights and extractor fan.

#### LIVING ROOM

With oak boarded flooring, wealth of exposed wall timbers. Fireplace with slate hearth housing a multifuel burning stove. Front and rear aspect and glazed oak door through to:

#### GARDEN/SUN ROOM

With flagged stone flooring, ceiling downlighters, wrap around glazed windows providing lovely outlook over the beautiful gardens and towards hills including Stiperstones in the distance. Twin glazed oak framed doors leading onto the generous sun terrace.

#### DINING ROOM

With flagged stone flooring, ceiling downlighters, beautiful wall and ceiling timbers. Lovely outlook over gardens. Arch through to:

#### KITCHEN

Flagged stone flooring. Providing a matching range of eye and base level units comprising cupboards and drawers with extensive granite work surface area over and incorporating a one and a half bowl FRANKE stainless steel sink unit and drainer with mixer tap over. Integral ZANUSSI electric oven and grill with integrated AEG microwave oven over. Four ring BEKO hob with filter hood. Central island with granite top and base level cupboards and drawers. Walk-in boiler cupboard with fitted shelving housing the WORCESTER oil fired central heating boiler.

#### FIRST FLOOR GALLERIED LANDING

Providing a lovely amount of exposed wall and ceiling timbers.

#### BEDROOM ONE

Full of character with exposed wall timbers. Walk-in wardrobe. Airing cupboard housing the hot water cylinder. Lovely aspect over gardens. Fitted shelving to recess.



#### SHOWER ROOM

Tiled floor. Providing a modern suite comprising low level WC, free hanging wash hand basin with storage drawers under. Large walk-in shower with drench style head and additional feeder shower attachment. Part aqua boarded and splash screen. Access to loft space and extractor fan.

#### BEDROOM TWO

With beautiful exposed timbers. Feature window with fitted blinds providing stunning outlook over surrounding farmland and hills. Ceiling downlighters and door to:

#### ENSUITE SHOWER ROOM

With tiled floor and a white suite comprising low level WC with hidden cistern, pedestal wash hand basin with tiled splash. Shower cubicle with mains fed shower, inset tiling and splash screen. Extractor fan.

#### BEDROOM THREE

With slightly sloping ceiling, access to loft space. Two windows with lovely views.

#### BEDROOM FOUR

With lovely aspect.

#### OUTSIDE

The property offers gated driveway parking for numerous vehicles over a slated driveway. In addition there is a further parking area to the front together with a large attached garage.

#### LARGE ATTACHED GARAGE

With remote controlled up and over entrance door, power and light points, pedestrian access door. Loft store area.

#### ADJOINING STORE

Power and light.



### **THE GARDENS**

To the front the gardens flank a central pathway and extend to the far side of the garage providing attractively manicured and well maintained lawns containing numerous flowering shrubs and plants. The majority of the gardens are located to the rear and sitting adjacent to the barn is an extensive flagged sun terrace which offers a fantastic entertaining area with additional room for potted plants. Four box hedged rose beds. Gravelled area giving access to a timber and felt glazed summer house with power and light. Steps then lead down to an additional flagged area with timber pergola and climbing plants. Adjoining the patio is an established shrubbery bed and border and large impressive pond with water feature. Timber and felt storage shed. Outside cold water tap. The remaining gardens are then extensively lawned and incorporate a variety of mature trees and further shrubbery beds. Prospective purchasers may be delighted to note that the rear gardens benefit from south westerly facing garden.

### **GENERAL REMARKS**

#### **FIXTURES AND FITTINGS**

Only those items described in these particulars are included in the sale.

#### **TENURE**

Freehold. Purchasers must confirm via their solicitor.

#### **SERVICES**

Mains water, electricity and drainage are understood to be connected. None of these services have been tested.

### **COUNCIL TAX**

The property is currently showing as Council Tax Band F. 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

The Stook Aston Rogers, Westbury, Shrewsbury, SY5 9HQ



**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

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

2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

E: shrewsbury@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.