



FOR SALE

Offers In The Region Of £625,000

2 The Barns Aston Pigott, Westbury, Shrewsbury, SY5 9HH

A most impressive and deceptively spacious Grade 2 listed barn conversion offering versatile accommodation with character features, set with garage and beautiful gardens providing stunning panoramic views in this quiet rural locality.



MILEAGES: Shrewsbury 12 miles and Montgomery 10.4 miles. All distances are approximate.



- Idyllic rural location
- Spacious and versatile rooms
- Character features
- Large garage
- Beautiful gardens
- Stunning panoramic views

DIRECTIONS

From Shrewsbury proceed west on the A5, along the B4386 for Westbury. Pass through the village and continue for about 2.5 miles, past the right turning Aston Rogers and take the next right for Aston Pigott. Proceed up this lane until reaching the crossroads. Bear left and after a few hundred yards take the left turn up a private drive and the barn conversions will be seen on the right hand side.

SITUATION

The property is situated in a delightful commanding position on the fringe of the popular hamlet of Aston Pigott. This scenic area is renowned for its beautiful unspoilt countryside, offering some splendid views of the valley and surrounding hills. Locally, Worthen is just over a mile away - a thriving village offering a general store, post office, church and primary school, whilst the local pub is at Brockton about half a mile further on. The property is also well placed for access to Shrewsbury providing a comprehensive range of retail, social and leisure facilities including a rail service. Commuters will find that the Worthen - Shrewsbury road links into the A5 Shrewsbury bypass extending to the M54 motorway to Telford and West Midlands.

DESCRIPTION

2 The Barns is a most imposing and impressive Grade 2 listed barn conversion of character, which offers deceptively spacious and versatile accommodation. The property provides numerous features including exposed timbers together with high vaulted ceilings. The views from the rear of the property are exceptional and far reaching and will no doubt provide great market appeal. The ground floor accommodation comprises a generous reception hall with staircase rising to a galleried landing. The living room has a fireplace with log burning stove and dual aspect windows together with French doors allowing for full appreciation of the delightful gardens and beautiful surroundings. Also to the ground floor is a breakfast kitchen, a good size dining room with store room off, shower room and guest WC. To the first floor, there are 4 double bedrooms, the principal of which has an en-suite shower room, whilst the remaining three are served by the bathroom. Outside, the barn has the benefit of a large garage which is set in a block of three and has power and light points. The gardens sit predominantly to the rear offering flagged sun terrace entertaining areas, beautifully manicured lawns containing abundantly stocked and established shrubbery beds and borders. The rear gardens have spectacular views panning from Pontesbury, the Stiperstones and the Callow, right round to the Welsh mountains.

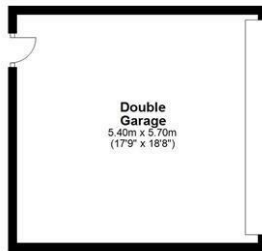
ACCOMMODATION

COVERED ENTRANCE

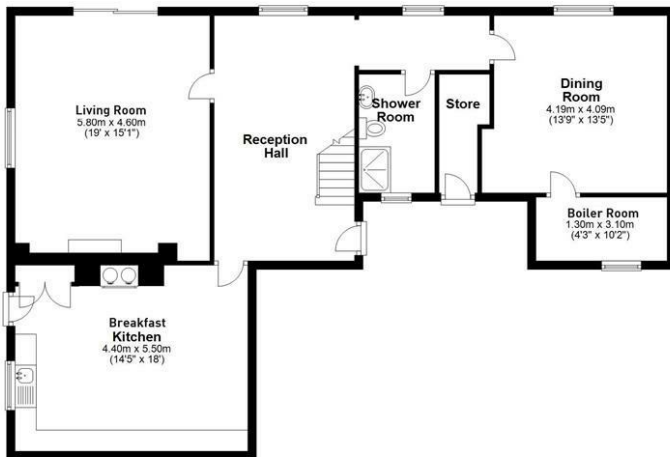
With flagged floor. Useful walk in log/garden store. Panelled part glazed door into:



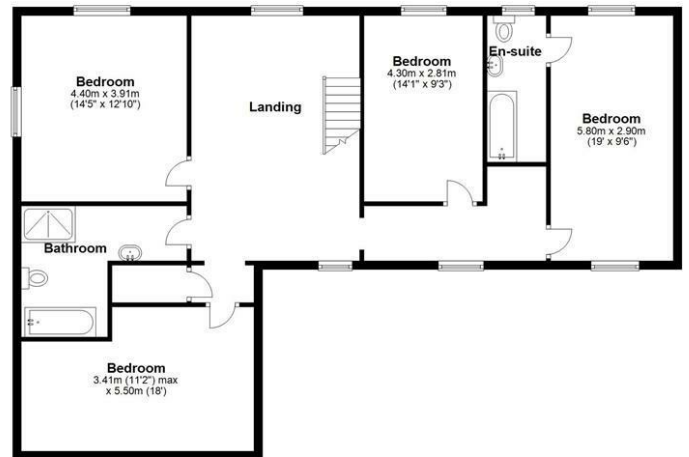
Outbuildings
Approx. 30.8 sq. metres (331.3 sq. feet)



Ground Floor
Approx. 106.6 sq. metres (1147.1 sq. feet)



First Floor
Approx. 113.8 sq. metres (1224.8 sq. feet)



Total area: approx. 251.1 sq. metres (2703.2 sq. feet)
2 The Barns

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.



2 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



RECEPTION HALL

With impressive vaulted ceiling and staircase rising to galleried landing. A wealth of exposed character timbers. Window with beautiful far reaching views.

LIVING ROOM

With attractive brick fireplace and slate hearth housing inset Clearview log burning stove. Window and sliding patio doors offering stunning views over the gardens and surrounding countryside.

BREAKFAST KITCHEN

With tiled floor. Providing a range of eye and base level units comprising cupboards and drawers with generous work surface area over and incorporating a stainless sink unit and drainer with mixer tap. Integral BOSCH electric oven and grill with separate BAUMATIC 4 ring gas hob unit. Integral fridge. Space for fridge freezer. Useful utility cupboard with space and plumbing for washing machine. Space for tumble dryer. Attractive exposed brick recess housing the oil fired AGA with double oven and twin hot plate. Beautiful outlook. Stable style door leading onto patio and gardens.

DINING ROOM

With outlook over gardens and hills beyond. Door to:

BOILER / STORE ROOM

Housing the Worcester oil fired central heating boiler. Space for freezer.

SHOWER ROOM

With tiled floor. A white suite comprising low level WC, pedestal wash hand basin and tiled splash. Shower cubicle with wall mounted electric shower. Inset tiling with splash screen.

FIRST FLOOR GALLERIED LANDING

With picturesque outlook. A wealth of exposed timbers. Built in airing cupboard housing the hot water cylinder.



BEDROOM 1

With vaulted ceiling. Exposed wall and ceiling timbers. Dual aspect windows with beautiful outlook.

EN-SUITE BATHROOM

With tiled floor. Providing a white suite comprising low level WC, pedestal wash hand basin and 'P' shaped panelled bath with mains fed shower over, with rainwater head and feeder shower attachment. Splash screen. Fully tiled walls. Wall mounted heated towel rail. Ceiling downlighters.

BEDROOM 2

With vaulted ceiling. Attractive exposed timbers. Dual aspect windows with beautiful far reaching panoramic views. Useful mezzanine section.

BEDROOM 3

With vaulted ceiling. Attractive exposed timbers. Far reaching views.

BEDROOM 4

With vaulted ceiling. Attractive timbers and beautiful outlook. Useful mezzanine storage area.

FAMILY BATHROOM

Providing a white suite comprising low level WC, pedestal wash hand basin and deep fill panelled bath. Corner shower cubicle with wall mounted electric shower. Sliding splash screen. Fully tiled walls. Exposed timbers. Ceiling downlighters. Heated towel rail.

OUTSIDE

The property is approached over a private drive serving the three barns on this select development. The driveway extends to the properties and the detached block of garages.



GARAGE

With metal up and over entrance door. Power and light points. Useful ladder access to boarded loft storage area and timber pedestrian access door to rear.

THE GARDENS

The property is set in delightful gardens which are positioned to the rear and wraparound the property. Immediately adjacent to the living room and breakfast kitchen are raised flagged sun terrace entertaining areas, allowing for full appreciation of the panoramic views, which pan round from Pontesbury, all the way past Minsterley and the Callow, right round to Montgomery with the Welsh mountains in the distance. Steps lead down from the sun terraces to a central additional paved area containing a number of established and abundantly stocked shrubbery beds and borders. The majority of the remaining gardens are then laid to well manicured flowing lawns bordered by established deep hedgerows. Timber and felt storage shed. External cold water tap.

GENERAL REMARKS

FIXTURES AND FITTINGS

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

SERVICES

Mains water and electricity are understood to be connected. Oil fired central heating. Foul drainage is to a shared septic tank. None of these services have been tested.

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.

VIEWINGS

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

FOR SALE

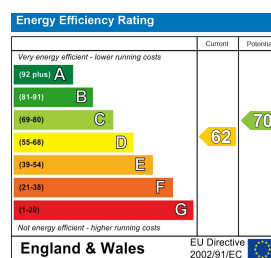
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

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