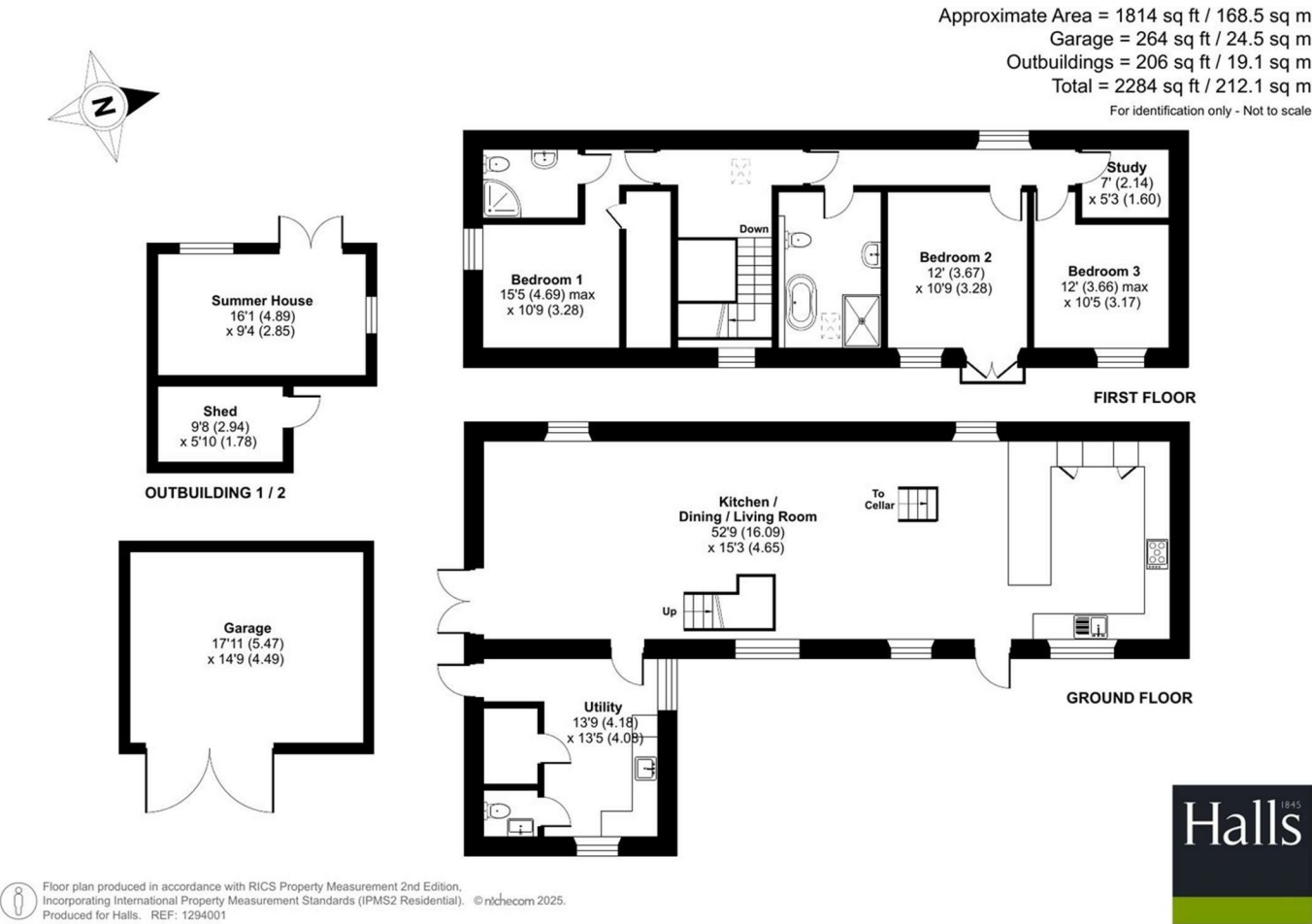


FOR SALE

The Stone Barn, 92 High Street, Wem, Shrewsbury, SY4 5DR



FOR SALE

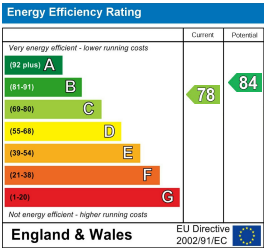
Offers in the region of £499,950

The Stone Barn, 92 High Street, Wem, Shrewsbury, SY4 5DR

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



A beautiful detached stone barn that has been sympathetically and thoughtfully converted to a high standard to offer superb open plan accommodation, a wealth of character features, with a large frontage, garaging and gardens.



01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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MILEAGES: Shrewsbury 11.2 miles, Telford 23.3 miles. All mileages are approximate.



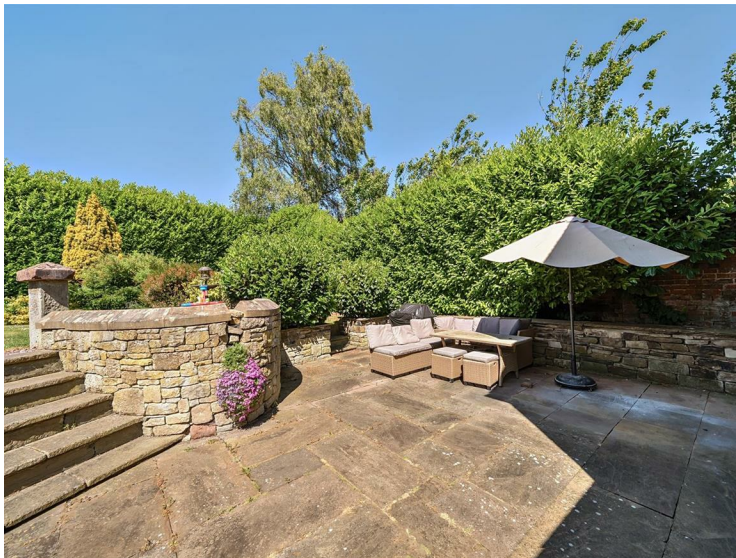
1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- A wonderful mix of charm and character with a modern contemporary finish
- Open plan living
- High quality finish
- Lovely outside entertaining areas
- Private gated driveway
- Potential with outbuilding/garage

DIRECTIONS
What3Words - ///fruits.sailing.irony

SITUATION
The property is situated in a popular residential area of Wem. Positioned only a short distance from the centre of Wem, which has an excellent range of local shopping, recreational and educational facilities. The larger centres of Whitchurch, Ellesmere and Shrewsbury are within easy motoring distance, all of which have a more comprehensive range of amenities and facilities. There is also a railway station close by which is on the Manchester to Cardiff line and goes via Crewe.

DESCRIPTION
The Stone Barn is an incredibly attractive 3 bedroom family home that is beautifully presented throughout and has a huge amount of charm and character. The property offers lovely gardens, a lovely private rear terrace, outside garden room that could be a home office, garaging and a private gated driveway. The ground floor accommodation is a fantastic feature of the property as it is all open plan with a staircase leading to a cellar room. There is also a utility room. On the first floor there is the principal bedroom with en-suite facilities, 2 further bedrooms a study and a family bathroom.

ACCOMMODATION

KITCHEN/BREAKFAST
Extensively fitted with a modern range of cream gloss fronted units, incorporating a drainer sink unit with mixer taps set into the base cupboard. A further range of cupboards and drawers with solid wood worksurfaces over, tiled surround and having an integrated dishwasher and fridge freezer, both with matching fascia panels, built-in eye level oven with combination microwave oven over, five-ring gas hob with extractor fan over, and a matching range of eye level hanging lights. A breakfast bar area providing ample worksurface space and stainless steel sink bowl with mixer tap. Tiled floor, exposed ceiling timbers, and window to the front.

LIVING/DINING AREA
A spectacular open-plan entertaining space that incorporates a dining area, windows to front and rear, family/living area with contemporary feature log effect gas fire set into the wall, French doors leading to the gardens, and window to rear. The living/dining room gives has a huge amount of charm and character with exposed wall and ceiling timbers and a solid wooden floor. Staircase to first floor.

CELLAR
Entrance situated via a concealed door in the dining area.

HALL/UTILITY
With space for fridge freezer, single drainer sink, cream gloss fronted storage cupboards, space and connection for 2 washing machines, exposed timber beams and windows to the front, separate cupboard containing the gas fired central heating boiler, door to outside and door to:-

CLOAKS/WC
With low-flush WC and wash hand basin.

FIRST FLOOR LANDING

PRINCIPAL BEDROOM SUITE
With glazed door to Juliette balcony and radiator. Door to walk-in dressing room

ENSUITE SHOWER ROOM
Fitted with a contemporary suite, comprising corner curved shower cubicle with shower unit, glazed screen, wall-hung wash hand basin, and WC suite. Complimentary tiled surrounds.

BEDROOM TWO
With window and glazed door with Juliette balcony to the front and radiator.

BEDROOM THREE
With window to the front and radiator.

STUDY/NURSERY
An enclosed room decorated neutrally, ideal for a home office.

FAMILY BATHROOM
With suite comprising panelled bath with mixer tap, wall-hung wash hand basin, and low-flush WC suite. Wall mounted over head shower and cubicle. Complimentary tiled surrounds and window to front.

OUTSIDE
The property is situated in a private position, set back from the road and approached via double gates over an extensive gravelled forecourt providing a driveway, together with a private courtyard area. Ample parking space is available for guests' cars.

GARDENS
There are landscaped rear gardens with a raised lawned area, large patio perfect for Alfresco entertaining, a workshop, and a summerhouse.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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

COUNCIL TAX
The property is in Council Tax band 'E' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.