



The Crown Collection

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Old Farm Barn
West Felton Oswestry
SY11 4JU

4 bedroom Barn Conversion property
Offers in the region of £599,950

For homes with
that royal touch.





*** STUNNING RURAL VIEWS ***

This beautifully presented Detached barn conversion is perfect for today's modern lifestyle and offers deceptively spacious and versatile accommodation which truly must be viewed to be fully appreciated.

Set within this popular self sufficient village, ideally placed for commuters with ease of access to the A5/M54 motorway network.

Having been converted approximately 16 years ago to a high standard of specification and briefly comprises impressive Dining Hall/Sitting Room with feature dual aspect inglenook fireplace with log burner which also opens to the Lounge, beautifully fitted Living/Dining/Kitchen, Utility, Principal and Guest Bedrooms both with en suites, 2 further double Bedrooms and Bathroom.

The property has a wealth of exposed beams and trusses and has the most charming, well stocked gardens which extend to approximately 1/3 acre and are bordered by open farmland.

Internal inspection essential.

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LOCATION

ENTRANCE/ DINING HALL

Covered entrance with solid oak door opens to the Dining Hall - this impressive room offers great versatility of living space and features central twin aspect, brick chimney breast which houses a dual fuel cast iron burner set onto tiled hearth with wooden lintel over. Wealth of exposed ceiling timbers and oak boarded floor. Deep under stairs cloaks cupboard, radiator, window and French doors leading to the gardens.

LOUNGE

A charming through room, naturally well lit by windows to each elevation and double opening French doors leading onto the garden. Feature dual aspect fireplace, media point, oak boarded floor.

LIVING/DINING/KITCHEN

A well appointed room, perfect for a growing family or those who love to entertain. Fitted with range of shaker style units incorporating single drainer enamel sink with mixer taps set into base cupboard, further range of matching units comprising cupboards and drawers with marble work surfaces over and having integrated dishwasher and fridge freezer each with matching fascia panels. Dual fuel Range style cooker with extractor hood over, complementary tiled surrounds and matching range of eye level wall units with concealed lighting beneath. Central island with marble worksurface with overhang seating area with additional storage. Ample space for dining table, wealth of exposed ceiling timbers with recessed lights and windows to 3 elevations. Radiator.

UTILITY ROOM

With range of units incorporating single drainer sink set into base cupboard. Work surface with space beneath for appliances and matching range of eye level wall units, continuation of wooden flooring, radiator. Stable style door to the garden.

CLOAKROOM

With concealed suite comprising WC and wash hand basin set into shaker style units with storage. Complementary tiled surrounds, radiator, window to the front.

FIRST FLOOR FEATURE LANDING

From the Dining Hall, staircase leads to the FABULOUS FIRST FLOOR LANDING with feature vaulted ceiling and wealth of exposed timbers and trusses. Useful Study/Reading area with window to the front. Airing and Linen cupboards.

PRINCIPAL BEDROOM

Again a lovely room with feature vaulted ceiling with exposed timbers, velux roof lights and window to the side. Radiator. Contemporary glazed door to

EN SUITE

with suite comprising shaped panelled bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail. Feature vaulted ceiling with exposed timbers.

GUEST BEDROOM

Window overlooking the front, feature vaulted ceiling with exposed timbers, radiator. Contemporary glazed door to

ENSUITE

with suite comprising shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail and feature vaulted ceiling with exposed timbers.

BEDROOM 3

Another generous double room with window to the side and feature vaulted ceiling with exposed beams and timbers. Radiator.

BEDROOM 4

Having window overlooking the rear garden with pleasant aspect over adjoining farmland. Vaulted ceiling with exposed timbers, radiator.

BATHROOM

A well appointed room with contemporary suite comprising free standing bath with mixer taps, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear. Feature vaulted ceiling with exposed timbers.

OUTSIDE

The property occupies an enviable position on the edge of this popular village surrounded by open farmland. Approached through double opening gates over large gravelled driveway which provides ample parking and turning for numerous vehicles and leads to the double open fronted oak Garage which provides parking for two cars. The gardens to the front are laid to lawn with an abundance of well stocked flower, shrub and herbaceous beds. Indian stone pathway leads to the front entrance and around the side the the fabulous Rear Garden which has been beautifully landscaped and provides an excellent Indian stone sun terrace which runs across the width of the property and is ideal for those who love to dine alfresco. The extensive garden is laid mainly to lawn with an abundance of well stocked shaped beds with flower, shrub and herbaceous borders along with inset specimen trees. There is a good sized timber store which would make an ideal home office, further potting/garden shed and covered gazebo. The gardens are enclosed with ranch style fencing from which there is a lovely backdrop over the adjoining fields.

GENERAL INFORMATION

TENURE



We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains water, electricity and drainage are connected. LPG Central heating.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band F - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest

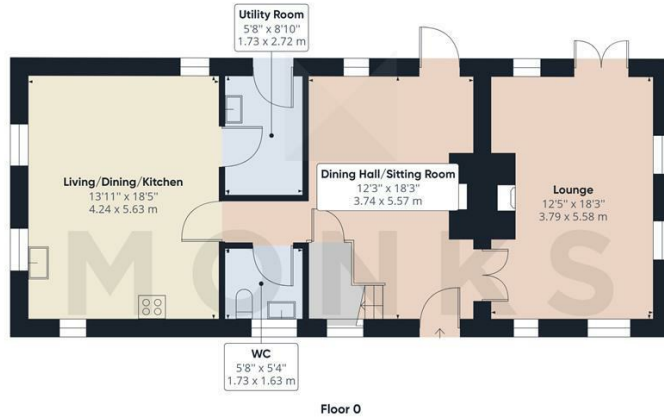
Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

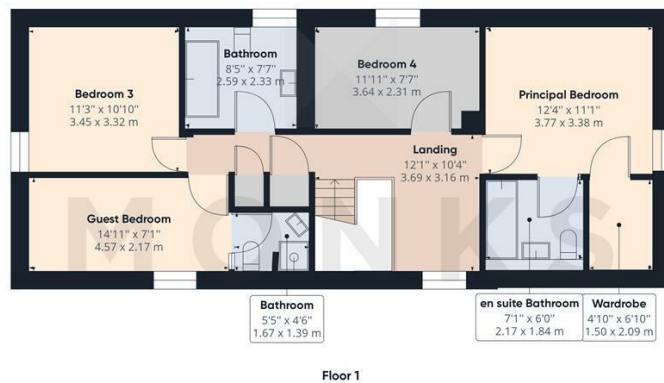
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



Approximate total area⁽¹⁾
1574.02 ft²
146.23 m²



(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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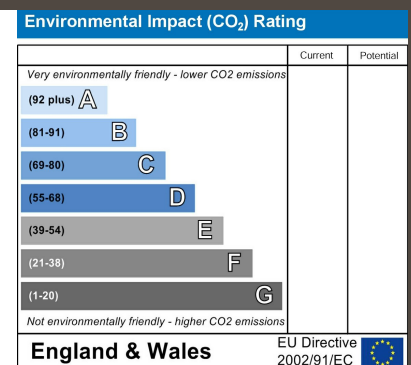
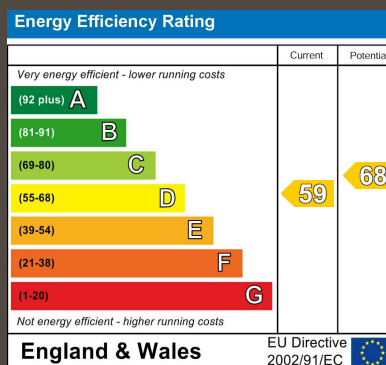
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We're available 7 days a week
HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



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