

Granary Barn Croesau Bach Oswestry SY10 9BG



5 Bedroom Barn Conversion
Offers In The Region Of £850,000

The features

- FABULOUS DETACHED BARN WITH STUNNING VIEWS
- LOUNGE, OFFICE/ STUDY AND IMPRESSIVE DINING HALL
- PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM AND DRESSING ROOM
- SET IN 1 ACRE OF LAND WITH FAR REACHING VIEWS
- VIEWINGS HIGHLY RECOMMENDED TO BE FULLY APPRECIATED
- PERFECT FOR TODAY'S MODERN LIVING
- FABULOUS OPEN PLAN LIVING, DINING KITCHEN
- FOUR FURTHER BEDROOMS, SHOWER ROOM AND FAMILY BATHROOM
- IMPRESSIVE COURTYARD AND GARDENS
- EPC RATING 'B/C'



*** FABULOUS DETACHED BARN WITH STUNNING VIEWS AND SET IN 1 ACRE ***

Granary Barn is the perfect home for today's modern lifestyle - ideal for a growing family, those who work from home or just love to entertain. With its great space there is also the potential for an independent Annexe.

Affording impressive and versatile accommodation, designed by a local Architect for the current owners and finished to an excellent standard of specification and featuring a wealth of charm and character which truly must be viewed to be fully appreciated.

Set in an enviable courtyard location of just 3 homes, just 3 miles from the busy market Town of Oswestry with ease of access for commuters to the A5/M54 motorway network, within gardens and paddocks of an acre.

The accommodation briefly comprises Reception /Dining Hall, Cloakroom, Lounge with log burner, Home Office, stunning open plan Living /Dining /Kitchen with bi-folds to the front terrace, large Boot Room /Utility, Galleried Landing, Principal Bedroom with en suite, 4 further double Bedrooms, Shower room and well appointed family Bathroom.

The property has the benefit of central heating, ample parking, double Garage with Hobbies Room /Gym over.

Property details

LOCATION

Set in truly fabulous private courtyard location, home to just 3 properties in an enviable elevated position with breath taking views over adjoining farmland, open countryside across to the Candy Valley, Shropshire and Welsh Hills. Located just 3 miles from the popular market Town of Oswestry which plays host to an excellent range of amenities including the famous Oswestry School and historic Moreton Hall. The busy Town has a range of independent shops, national stores, restaurants, public houses, cafes, banks and supermarkets, beautiful wall kept parks and historic Town Houses and walks.

For commuters there is ease of access to the A5/M54 motorway network and the nearby Railway Station at Gobowen provides links to the County Town of Shrewsbury, Chester and London.

RECEPTION/DINING HALL

A great versatile space, naturally well lit by glazed entrance door with full height glazed side panels to either side and having feature glazed galleried Landing over. Exposed wall and ceiling timbers, oak boarded floor.

CLOAKROOM

With suite comprising WC and circular stone wash hand basin set into wooden wash stand, tiled surrounds.

LOUNGE

An impressive reception room again naturally well lit with three sets of full height windows and glazed panels, two of which have French doors opening onto the garden and sun terrace. Feature inglenook fireplace with brick inset and slate hearth housing cast iron log burner, exposed stone wall and wall and ceiling timbers. Media point, fitted wall lights and oak boarded floor.

HOME OFFICE

The perfect space for those who work from home with French door opening onto side courtyard terrace and gardens. Useful built in storage cupboard, attractive wooden and glazed divide and oak boarded floor.

STUNNING OPEN PLAN LIVING/DINING/KITCHEN

A most impressive room, ideal for those who love to entertain.

LIVING/FAMILY AREA

with bi-fold doors opening onto the gardens and sun terrace, media wall housing contemporary living flame fire, media point and media storage recess. Featuring exposed ceiling timbers, tiled flooring throughout and naturally well lit with a lovely open aspect over the gardens and countryside beyond.

DINING AREA

having glazed door leading on to the gardens and sun terrace and window with deep display sill, ample space for dining table, under stairs storage recess.

KITCHEN/BREAKFAST ROOM

Beautifully fitted with bespoke cream fronted units comprising ample cupboards, drawers, deep pan drawers, spice storage with solid granite work surface over and 5 burner Rangemaster cooker with double ovens and grills and extractor hood over. Matching range of eye level wall units and glazed display cabinets with concealed lighting beneath and tall shelved larder unit. Recess for American style fridge freezer with wine storage over and additional larder unit to the side. Feature central large breakfast island housing double bowl sink with hot water tap set into base cupboard with further cupboards, drawers and integrated dishwasher beneath with solid granite worksurface over with large over hang seating area - the perfect family dining space.

UTILITY ROOM

With feature exposed stone wall and ceiling timbers. Belfast sink with mixer taps set into base cupboard with solid wood worksurface extending to either side with space beneath for appliances, useful storage cupboard, tiled floor and stable style door to the courtyard and personal door to the Garage.

FIRST FLOOR GALLERIED LANDING

From the Reception/Dining Hall staircase with half turn leads to the First floor Galleried Landing with glass balustrading and a wealth of exposed ceiling timbers and trusses. Period style radiator.

PRINCIPAL BEDROOM SUITE

An excellent sized dual aspect room with four windows providing outlooks over the gardens. Feature exposed stone wall and ceiling timbers and trusses. Media point, two period style radiators.

DRESSING ROOM

A large walk in wardrobe with hanging rails and shelving, power and lighting. Radiator.

EN SUITE SHOWER ROOM

With suite comprising large shower cubicle with direct mixer shower unit with drench head, twin circular wash hand basins with mixer taps set into wooden wash stand with storage cupboards and drawers beneath and WC. Complementary tiling to floor and walls with under floor heating, heated towel rail and stable door leading outdoor via granary steps.

BEDROOM 2

A generous double room having window to the front with fabulous outlooks over open countryside and Shropshire Hills beyond. Two built in double wardrobes with hanging rails and shelving, Airing Cupboard, period style radiator. Exposed timbers and trusses.

BEDROOM 3

Another generous double room with French door to the side with Juliette Balcony providing lovely outlooks over the garden and open countryside beyond, built in double wardrobe, period style radiator.

FAMILY BATHROOM

A well appointed room with suite comprising shower cubicle with direct mixer shower unit with drench head, twin wash hand basins with mixer taps set into wooden wash stand with cupboards and drawers beneath, WC and raised free standing Victoria & Albert bath with mixer taps/shower attachment. Exposed wall and ceiling timbers, velux roof light, heated towel rail and complementary tiling to walls and floor.

SECOND LANDING

From the Living/Dining/Kitchen an additional staircase with half landing with door leading to the gardens, wealth of exposed wall and ceiling timbers.

BEDROOM 4

Another double room having window to the front with stunning views over the garden, open countryside and Shropshire Hills beyond. Built in wardrobes, period style radiator and exposed wall and ceiling timbers.

BEDROOM 5

A double room with window to the side and velux roof light to the front. Period style radiator, exposed wall and ceiling timbers.

SHOWER ROOM

With suite comprising walk in shower cubicle with direct mixer shower with drench head, wash hand basin with vanity with storage beneath, WC. Complementary tiled surrounds, heated towel rail.

DOUBLE GARAGE/HOME OFFICE/HOBBIES ROOM

Twin wooden opening doors lead to the good sized double Garage with power and lighting. Stairs lead to great versatile space, having 4 velux roof lights, power and lighting and excellent under eaves storage.

GARDENS

The property occupies an enviable position in this courtyard of just 3 homes, approached over driveway with parking for numerous vehicles and leading to the Garage.

The Front Garden is laid extensively to lawn with well stocked flower and shrub beds, with large paved sun terrace adjacent to the property – with several sets of bi-fold and French doors opening to the Lounge, Dining Room and Living/Dining/Kitchen this makes the most fabulous outdoor space for those who love to dine alfresco and entertain whilst enjoying the wonderful back drop across to the Shropshire Hills. Side pedestrian access leads to a private enclosed courtyard garden which has direct access to the Home Office. Steps lead up to the side garden which again is laid mainly to lawn with flower and shrub beds and brick built garden store/potting shed – which offers great potential for conversion to outdoor home office or garden room.

From the rear of the property steps lead up to a raised sun terrace which has an adjacent rockery which is stocked with an abundance of flower, shrub and herbaceous beds and provides all year round coverage. From the raised sun terrace there are again wonderful views across to the Candy Valley, adjoining farmland and open countryside.

The Gardens/Paddock continue to the rear and are laid to grass and enclosed with wooden fencing. 5 bar gate gives access to a small paddock area which has its own separate entrance gate to the lane and could provide space for additional garaging/parking if required.

GENERAL INFORMATION

TENURE

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

SERVICES

We are advised that mains electric and water are connected, there is a septic tank and oil tank.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band G- 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

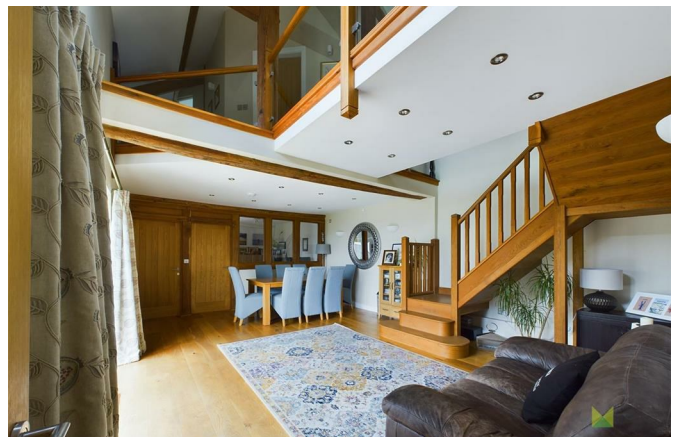
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

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.





MONKS



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