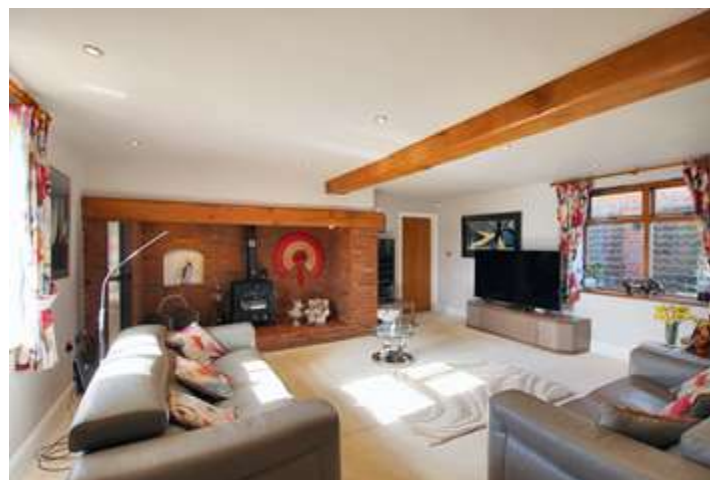




THE GRANARY
ASHFIELD COURT, DITTON PRIORS, SHROPSHIRE WV16 6TW
Asking price: £695,000



An impressive and contemporary family home which boasts modern and luxurious accommodation of approximately 2,271 sqft (211 sqm) on a site area of 0.15 acres. The property is set over 2 floors and briefly comprises an entrance hall, two reception rooms, cloakroom WC, luxury dining kitchen and utility room. To the first floor, five spacious bedrooms, one with en-suite and three with fitted wardrobes, in addition to this, a family bathroom and a separate shower room. Externally a double garage and front and rear gardens. The property is offered with no upward chain and is ideal for families.



Location

Kal Sangra – Shonki Brothers are delighted to offer for sale a superb courtyard style barn conversion located within the Shropshire Hills, an area of outstanding natural beauty with glorious countryside and woodland. With its slightly elevated position the property benefits from superb views across The Corvedale, towards Wenlock Edge and The Long Mynd.

The property is close to the village of Ditton Priors with excellent local amenities including a primary school, church, post office, medical practice, convenience store, petrol station, local inn and a village hall/community centre.

Nearby are the historic market towns of Bridgnorth and Ludlow.

Directions

Leave the village of Ditton Priors via Vicarage Road. At the T junction turn right onto Ashfield Road. After approximately 1 mile you will reach Ashfield Court barns on the left-hand side. Follow the road round the barns where you will find The Granary occupying an end position.

Description

The Granary is one of seven conversions at Ashfield Farm and was converted in 2003, having only one owner.

This character conversion has been finished tastefully to a high specification and is superbly presented and immaculately maintained with oil fired heating, oak framed double glazed windows, oak doors and exposed beams throughout. The ground floor has some slate flooring and underfloor heating.

Upon entering the property there is a lobby to entrance hall, large dining kitchen with separate utility room, lounge with a superb feature brick fireplace with stove which leads into the dining room. The first floor offers five bedrooms, one with en-suite, shower room and family bathroom.

Front Court Yard

Upon entering the property, you are greeted with a large block paved courtyard frontage offering ample parking with shrub borders to the sides. There is a double garage with mezzanine floor, side gate to the rear and steps leading to a patio entrance area to the main house.

Front Entrance/Lobby - 1.83m x 1.64m (6' 0" x 5' 5")

With slate floor and door to WC.

Cloakroom WC - 1.22m x 1.63m (4' 4" x 5' 4")

With slate floor, pedestal wash hand basin and WC.

Large Entrance Hall - Leading to the rear of the property- 3.35m x 3.79m (11' x 12' 5")

With slate floor, double doors to dining kitchen, rear door showcasing picturesque views, oak staircase to first floor and door to lounge.

Kitchen - 4.71m x 5.64m (15' 5" x 18' 6")

The L shaped dining kitchen has been thoughtfully fitted with a range of modern wall mounted units, base units with cupboards and drawers and a large island. The induction hob, double integrated oven and microwave are all Bosch. There is also an incline glass smoke extractor fan, black resin sink and drainer, inset dishwasher and American style Samsung fridge freezer. The floor is tiled and wall tiles are to ceiling height.

A charming feature of the kitchen is that it benefits from windows to the front, side and rear making it light and airy.

Utility Room - 1.40m x 2.90m (4' 7" x 9' 6")

Accessed from the kitchen with window and door to the side, storage units with worktop, inset stainless steel sink and drainer, tumble drier and plumbing for washing machine.

Lounge - 5.88m x 5.51m (19' 3 x 18' 1")

The large lounge is a superb living space and features an inset brick fireplace with stove, oak beam, spotlights, windows to the front and rear of the property and door leading to:

Dining Room - 2.18m x 5.51m (7' 2" x 18' 1")

With windows to the front and rear of the property.

Landing - 2.92m x 3.29m (9' 7" x 10' 10")

With two windows to the front of the property and doors to:

Master Bedroom 1 - 5.34m x 3.71m (17' 6" x 12' 2")

This superb large bedroom has fabulous exposed beams, fitted wardrobes, closet, two radiators, vaulted ceiling with a Velux skylight and a window with views to the rear of the property and over Brown Clee Hill and The Corvedale.

En-suite Shower Room - 1.89m x 1.77m (6' 2" x 5' 10")

With quadrant shower cubicle, pedestal wash hand basin, WC, tall towel radiator, extractor fan and fully tiled.

Bedroom 2 - 3.73m x 2.09m (12' 3" x 6' 10")

With fabulous exposed beams, fitted wardrobes, radiator, vaulted ceiling and window with views to the rear of the property.

Bedroom 3 - 3.04m x 4.59m (10' 0" x 15' 1")

With fabulous exposed beams, fitted wardrobes, radiator, vaulted ceiling with a Velux skylight and window with views to the rear of the property.

Bedroom 4 - 2.56m x 3.84m (8' 5" x 12' 7")

With fabulous exposed beams, radiator, vaulted ceiling with a Velux skylight and window with views to the rear of the property.

Bedroom 5 - 2.23m x 3.29m (7' 4" x 10' 10")

With fabulous exposed beams, radiator, vaulted ceiling with a Velux skylight and window with views to the rear of the property.

Shower Room - 1.82m x 1.63 (6' 0" x 5' 4")

Fully tiled shower room with quadrant shower cubicle, pedestal wash basin, WC and towel radiator.

Family Bathroom - 2.24m x 2.21m (7' 4" x 7' 3")

The bathroom has tiled flooring, tiled walls to ceiling, a panelled bath with glass shower screen, fitted showerhead, low flush WC, pedestal sink, towel radiator, extractor fan and window to the front of the property.

Rear Garden

The garden has been devotedly landscaped with large stone patio area, lawn, well stocked plant borders, feature rose garden, ornamental pond with stream. The views over the Shropshire Hills are truly breath-taking. The garden can also be accessed from the front of the property.

Material Facts

Flood risk – Very low
Planning permission/restrictions – Not known
Structural issues/previous subsidence – Not known
Right of way/easements affecting the property – Not known

Services

Mains water and electricity are connected. Treatment plant for sewerage. Oil fired heating system, underfloor for ground floor and radiators for first floor.

EPC

Pending.

Tenure

Freehold.

Council Tax

The property falls within Band F (may be subject to revision).

Local Authority

Shropshire Council.

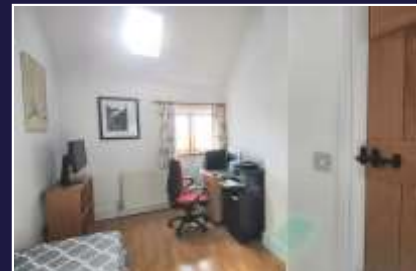
Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester, LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com





Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

(0116) 254 3373

85 Granby Street
Leicester
LE1 6FB

E: info@shonkibrothers.com