



LOWER BARN, CARDINGTON, CHURCH STRETTON, SHROPSHIRE, SY6 7JU

OFFERS IN THE REGION OF £675,000

Wrights
Estate Agents
Established 1972

**LOWER BARN
CARDINGTON
SY6 7JU**

- Grade II listed barn conversion
- Beautiful country setting
- Many character features
- Four acres of gardens and pasture paddocks.
- Useful outbuildings
- Oil fired central heating
- Individually designed split level accommodation
- Views of the open countryside
- Viewing highly recommended



X 2		Shrewsbury 15 miles
X 1		Ludlow 18 miles
X 1		Chester 54 miles
X 1		Birmingham 51 miles



**LOWER BARN
CARDINGTON
SY6 7JU**

Lower Barn is a detached barn conversion undertaken in the 1990s. It is a Grade II listed building with many characteristic features including a wealth of exposed timbers, exposed stone walls, and solid oak floors and doors.

The Property occupies around **4 ACRES** of land including two pasture paddocks, woodland, a large pond and wildlife areas.

There are established gardens and ample parking areas with the benefit of open views of the surrounding countryside.

The individually designed interior of the residence must be viewed to be appreciated. In brief it Comprises of; a reception hall, dining room, kitchen, ground floor bathroom, staircase rising to the mezzanine level sitting room, lower floor area with main bedroom and adjacent shower room, second staircase ascending to the first floor second bedroom.

It benefits from oil fired central heating.

There is a large brick built garage/workshop with internal store, WC and adjacent storage room/ utility room, and a stable.



Cardington is a character village and civil parish set in the rolling hills of south Shropshire. It is situated south of Shrewsbury, near Caer Caradoc Hill, and the nearest town is Church Stretton.

The parish also contains the villages of Enchmarsh and Plaish, and most of the parish is set in the beautiful Shropshire Hills, an area of outstanding natural beauty.



THE TOWN OF CHURCH STRETTON

Church Stretton lies amidst the south Shropshire Hills midway between the county town of Shrewsbury (13 miles) and Ludlow (14 miles). It can claim to be one of the most beautifully situated towns in England and attracts walkers and country lovers from all over the UK.

This thriving community benefits from all types of societies, cafes, public houses and restaurants.

Being a popular market and tourist town it offers excellent shopping facilities, including a supermarket, specialist shops, ladies and men's fashion shops, and a building society agency based in 'Wrights' Estate Agents.

Including the picturesque neighbouring villages of All Stretton and Little Stretton it has a population of around 5,000.

There are churches, excellent schools, recreational facilities including 18-hole golf course, tennis, bowls and croquet.

The 'Mayfair' community centre and GP practice provide a range of health care.

There are good rail and bus services. Telford lies within easy commuting distance where the M54 gives access to the West Midlands and Birmingham.

ACCOMMODATION

Solid oak front door to **RECEPTION HALL** with tiled floor, radiator, window with cupboard below, two wall lights, six power points, and an understairs cupboard.

DINING ROOM (4.7m x 4.4m approx)(15'4" x 14'4" approx) with solid oak floor, feature vaulted ceiling with exposed timbers, skylight window, two radiators, eight power points, three wall lights, glazed door with side windows to front patio.

Balustrade **STAIRCASE** ascending to the mezzanine level sitting room.



ACCOMMODATION continued...

SITTING ROOM (4.7m x 4.7m approx)(15'4" x 15'4" approx) with solid oak floor, tiled hearth with log burner, exposed stone wall, exposed timbers, vaulted ceiling, two skylight windows, two front windows, eight power points, TV aerial point, and radiator.



KITCHEN (3.2m x 1.8m approx)(10'4" x 5'1" approx) with tiled floor, built-in units; including four floor cupboards, beech work surfaces, tiled surrounds, enameled sink, five wall cupboards, and a window with double door cupboard below. Eight power points, space for electric cooker, fridge, and the oil fired 'Worcester' central heating boiler.



Ground floor **BATHROOM** with solid oak floor, window, exposed timbers, radiator, white suite with free standing bath, WC, and washbasin with wall light over.



Four steps descending from the dining room area to a **SMALL LOBBY** with power point and doors to bedroom one, and adjacent shower room.

ACCOMMODATION continued...

BEDROOM 1 (4.6m x 3.4m approx) (15'1" x 11'1" approx) with fitted carpet, two windows, radiator, three wall lights, six power points, and part glazed double doors to garden.



SHOWER ROOM with tiled floor, fully tiled walls, extractor fan, heated towel rail, shower unit, WC, washbasin with cupboard below and mirror, light, and shaver point above.



Second balustrade **STAIRCASE** rising from the reception hall to a first floor galleried **LANDING** with solid oak floor and storage cupboard with light.

BEDROOM 2 (4.7m x 3.6m approx)(15'4" x 11'8" approx) with fitted carpet, skylight window, gable end window, exposed timbers, radiator, six power points, and wall spotlight.



ACCOMMODATION continued...

OUTSIDE The Property occupies around **4 ACRES** of land. It includes two pasture paddocks that are in good order and reasonably level, a field shelter, areas of woodland, a large pond, and wildlife spaces.

The gardens are well established with a large variety of perennials and shrubs. There are two large yard / parking areas and the entire property faces away from its neighbour with the benefit of open views of the surrounding countryside. PLEASE SEE FLOORPLAN AND SITE PLAN AT THE REAR OF THIS BROCHURE.

Large GARAGE/WORKSHOP (overall 8.9m x 7.6m approx) (overall 28'8" x 25'2" approx) constructed of brick with double entrance doors, internal store, workshop area, and WC.

It has lighting and power points, with an **ATTIC ROOM** (7.6m x 3.7m approx) (24'9" x 12'1" approx) that is approached via an internal staircase.

There is a rear pergola and adjacent **TACK ROOM** (3.5m 2.9m approx)(11'4" x 9'5" approx) with **UTILITY ROOM** (3.7m 2.1m approx) (12' x 6' approx) and one **LOOSE BOX** (3.4m x 3.3m approx)(11'1" x 10'8" approx)

Agents Note: subject to planning permission these outbuildings offer excellent scope to re-purpose to the buyers own requirements.

TENURE We understand the Property is FREEHOLD

SERVICES We understand mains electricity is connected. Septic tank drainage and water from shared bore hole with next door.

COUNCIL TAX Band 'D'



WATER AUTHORITY Severn Trent Water, Shelton, Shrewsbury SY3 8BJ Tel: 0845 7500 500

LOCAL AUTHORITY Shropshire Council, Shirehall, Shrewsbury, SY2 6ND Tel: 0345 678 9000

VIEWING By appointment through **WRIGHTS ESTATE AGENTS** telephone 01694 722237
Office opening hours Monday to Friday 9am to 5pm. Saturday 9am to 12 noon.
Email: sales@wrightschurchstretton.co.uk

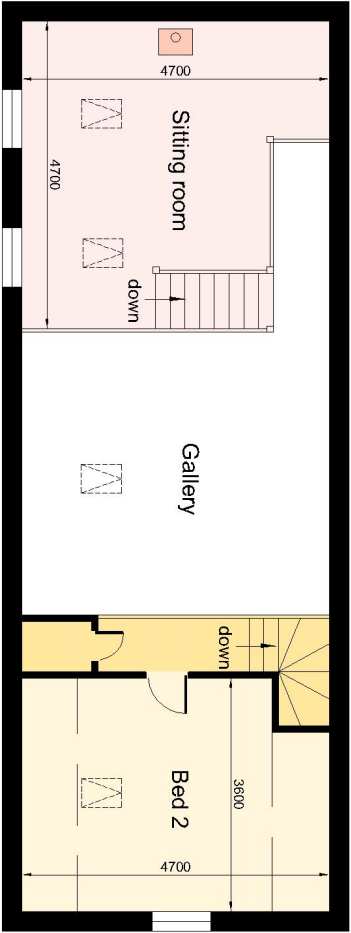
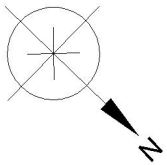
FINANCE SUPPORT We are local agents for the Yorkshire Building Society and can arrange appointments for purchasers requiring mortgages.

IMPORTANT NOTICE: Floor plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Wrights Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. If there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view.

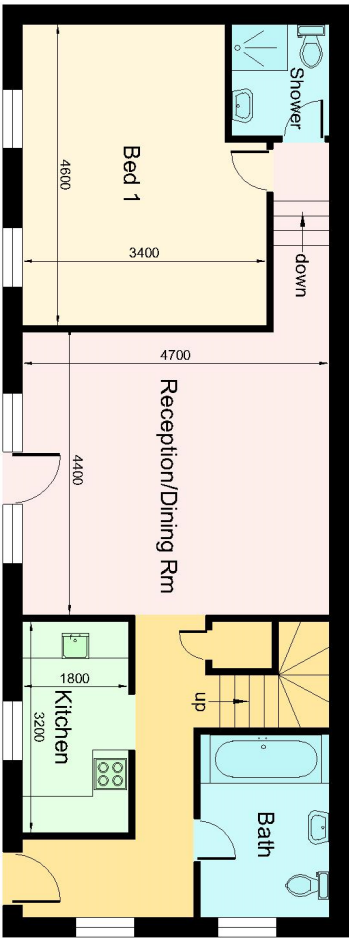


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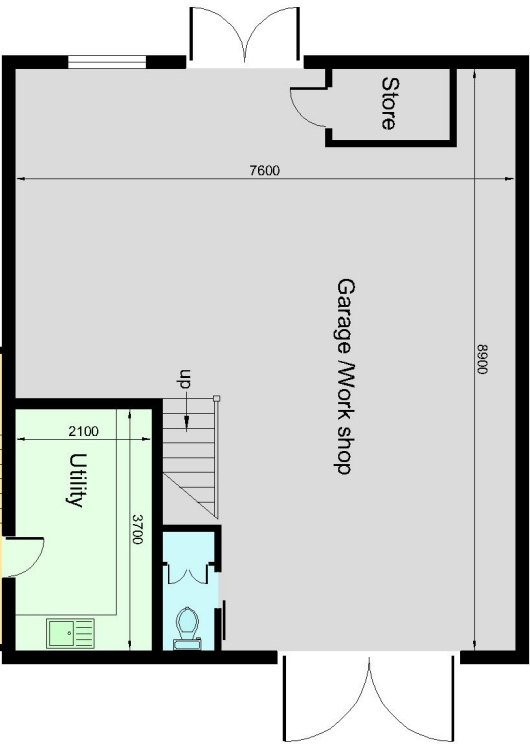




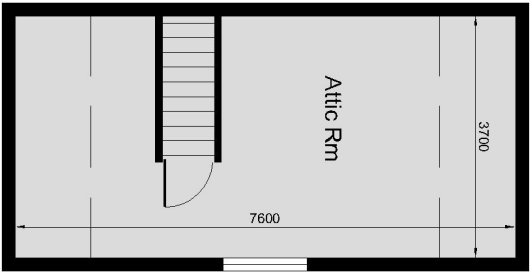
First Floor



Ground Floor



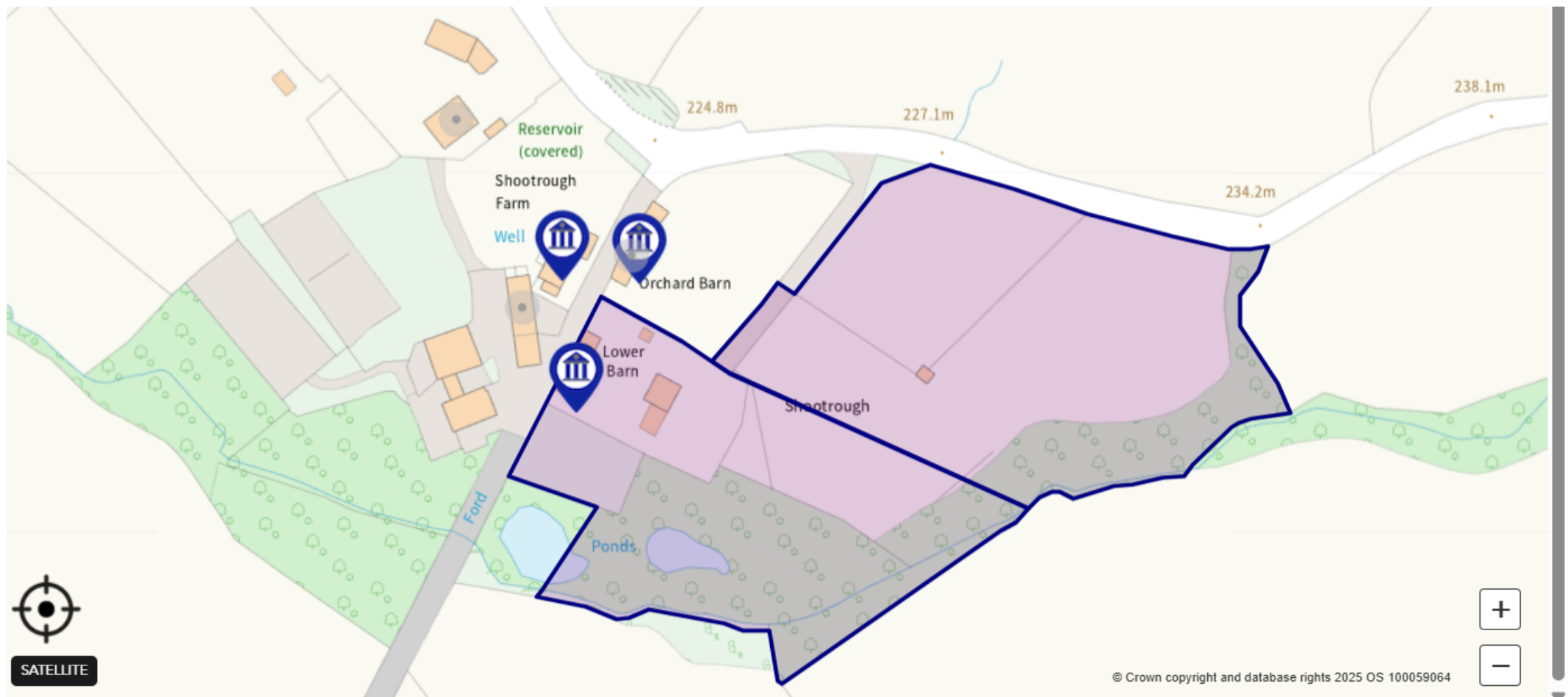
Out Building Ground Floor



First Floor

Lower Barn
Cardington
SY6 7JU

Total House Floor Area 106 Sq m (1140 Sq ft)



**PLEASE NOTE THAT THE MAPS AND BOUNDARIES ON THESE PROPERTY DETAILS ARE
FOR GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON.**

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