



Zaza Johnson & Bath
Estate Agents

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The Gables, 5 Homestead Barns, Atcham, Shrewsbury, Shropshire, SY5 6QP

Offers in the Region Of £440,000

A beautifully converted brick barn offering stylish, spacious accommodation in an exclusive development of just seven properties within a peaceful rural setting. This impressive 4-bedroom home combines traditional charm with modern living, featuring 2 elegant reception rooms and a well-appointed kitchen/breakfast room with high-quality integrated appliances. The property also includes a bathroom, en-suite shower room, carport, and LPG heating system.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Glazed oak entrance door.

Entrance Hall

Engineered oak flooring, staircase leading to First Floor Landing, useful built-in cupboard.

Cloakroom/WC

Attractively fitted with 2-piece suite, tiled flooring, half-tiled walls, space for washing machine, tumble dryer, and double-glazed window to the side.

Living Room 16' 9" x 14' 0" (5.10m x 4.26m)

Engineered oak flooring, radiators, windows to the side, and double doors to the Kitchen/Breakfast Room.

Kitchen/Breakfast Room 17' 6" x 14' 6" (5.33m x 4.42m)

Beautifully fitted with a range of cream units with granite worktops, a range of integrated appliances, space for a range cooker, filter hood, and ample space for a dining table. Engineered oak flooring, glazed door to the side with side windows, provides excellent natural lighting and leads out to the front of the property.

First Floor Landing

Exposed beams, oak doors to all rooms.

Bedroom 1 13' 9" x 13' 0" (4.19m x 3.96m)

Window to the side enjoying fine views, skylight window, radiator, built-in cupboard, exposed beams,

En Suite Shower Room

Attractively fitted with a shower cubicle, wash basin and WC, half tiled walls, extractor fan.

Bedroom 2 13' 3" x 11' 0" (4.04m x 3.35m)

Radiator, window to the rear, built-in cupboard.

Bedroom 3 7' 9" x 6' 9" (2.36m x 2.06m)

Radiator, skylight window.

Bedroom 4 7' 9" x 6' 9" (2.36m x 2.06m)

Radiator, skylight window.

Bathroom

Fitted with a contemporary white 3-piece suite including bath, wash basin and WC, tiled flooring and tiled wall areas, skylight.

Outside

The barns are approached from the A5 on a private gravel driveway leading to a carport. The garden is approached from the Kitchen/Breakfast Room onto a paved patio with lawn beyond, and is enclosed by hedging, brick wall and wrought iron rails to the fore. To the front of the property is a paddock, which is shared by all seven barns.

Directions

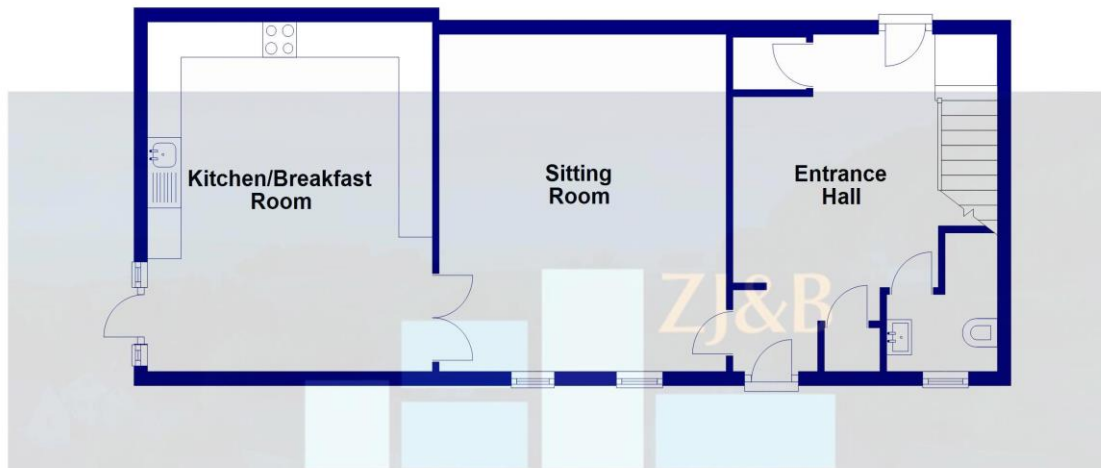
From Shrewsbury take the A5064 southeast towards the A5. At the second roundabout, take the exit signposted Much Wenlock (B4380 - Emstry Bank) and continue along this road for approximately 0.5 miles, and the development will be found on the left-hand side.

Council Tax Band D

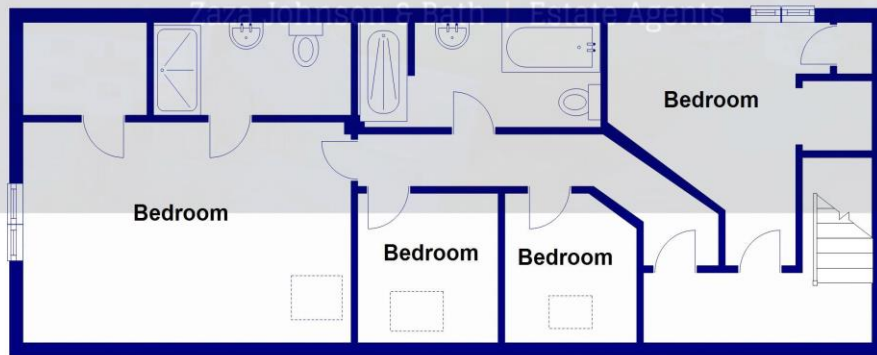
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor



First Floor



5 Homestead Barns, Emstrey, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

The Gables The Homestead Emstrey, Alcham SHREWSBURY SY5 6QP	Energy rating C	Valid until: 18 October 2035
		Certificate number: 9132-3955-7200-9355-7200

Property type	Mid-terrace house
Total floor area	146 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

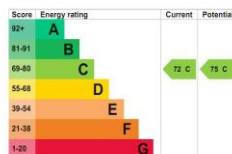
[See how to improve this property's energy efficiency.](#)

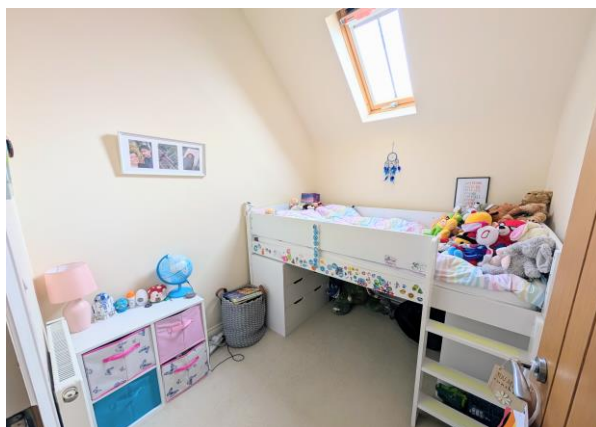
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60





FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage