

Auction Guide Price Excess of £450,000

The Granary, Poynton Green, Shawbury, Shrewsbury, SY4 4JN



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General Remarks

General Remarks: A rare and exciting opportunity to purchase a detached barn conversion requiring further refurbishment and modernisation together with land extending to 4.95 acres (2.00ha) or thereabouts.

Location: Although set in an idyllic rural location the property is within relatively close proximity to the village of Shawbury. Shawbury itself offers a range of amenities including shops, primary school and a medical centre. The larger towns of Wem, Shrewsbury and Telford offer a much wider range of amenities.

Accommodation

Half Glazed Entrance Door:

Kitchen: 16' 10'' x 16' 4'' (5.12m x 4.97m) Quarry tile floor., dual aspect windows. Stainless steel sink unit and drainer with cupboards below, built-in storage cupboard. Partly tiled walls, radiator.





SAUCE 186"

Old Town Hall The Square Ellesmere Shropshire SY12 0EP

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us. **Hallway:** 16' 4" x 9' 6" (4.97m x 2.90m) Quarry tile floor. Laundry cupboard with slatted shelves, radiator.

Living/Dining Room: 25' 2'' x 16' 4'' (7.68m x 4.97m) Quarry tile floor. Exposed beams to ceiling, two radiators, Triple floor to ceiling windows incorporating single door leading to outside.

Sitting Room: 19'9" x 16' 4" (6.03m x 4.97m) Quarry tile floor, radiator, second staircase to first floor. Two doors on either side of this room allows access to outside.

Spindle staircase to first floor landing area: Two levels return stairs, radiator and sky light.

Bedroom One: 19' 11'' x 12' 9'' (6.06m x 3.88m) Radiator, dual aspect windows and exposed ceiling timbers.

En-suite Room: 8' 2" x 5' 4" (2.49m x 1.62m) Low level flush wc, pedestal wash hand basin, shower tray and extractor fan, radiator.

Bedroom Two: 16' 4" x 12' 10" (4.97m x 3.92m) Sky light, radiator and access to roof space.

Bedroom Three: 15' 7" x 12' 9" (4.76m x 3.88m) Exposed timbers, radiator. Airing cupboard housing hot water cylinder and slatted shelves.

Bedroom Four: 12' 9" x 9' 2" (3.88m x 2.80m) Skylight, radiator. Access to roof space.

Bathroom: 9' 2" x 6' 5" (2.80m x 1.96m) Panel bath with 'Triton' electric shower and shower screen, pedestal wash hand basin with tile splash back, low flush w.c., bidet, shaver light/point, extractor fan and sky light. Radiator and partly tiled walls.

Outside: The rear of the property has a good size garden area which is mainly grass with some trees and shrubs in places providing the opportunity to landscape and design to one's personal choice. Outside tap.

Timber Clad Galvanise Sheeted Roof StorageBuilding:(external measurements approx.(13.2m x 6.8m (43'3" x 22'3")

The Land: The land is presently down to winter wheat (see agent note). It lies predominantly to the rear of the property and offer great potential for livestock grazing, in particular horses.

Plan: Plan attached for identification purposes only.

Services: Mains water and electricity are understood to be connected. Private drainage via bio-digester. Oil central heating. None of these services have been tested.

Tenure: We understand the property is freehold with vacant possession upon completion.

EPC Rating 58|D Council Tax Band 'E':

Local Authority: Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, Shropshire, TF3 4EJ Tel: 01952 380000

Viewing and Further Information: For further information or to arrange a viewing please contact the sole selling agent's Ellesmere office on (01691) 622534.









Buyers Premium: Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 2.4% of the sale price inc. VAT. For further details on fees payable please consult the legal pack.

Method of Sale: The property will be offered for sale by public auction at The Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN on Thursday 20th June 2024 commencing at 2.00pm. **Guide Price:** Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at auction. Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

Reservation: The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Solicitor: Crampton Pym & Lewis, 47 Willow Street, Oswestry, Shropshire, SY11 1PR. Tel: 01691 653301 Contact: Carole Johnson

Directions: From Shrewsbury proceed north taking the A53 towards Shawbury. On arrival at Bings Heath take the right turning sign posted Poynton. Continue to the next junction taking the right turn for Poynton and Roden. Continue for a short distance where the property can be identified on the left handside by the agents for sale board.

What3Words:///education.dwell.pancake:

The Oreners Bourton Oren Shreeburg Strewbury SY4 4lb

Agent Note: The land is currently down to winter wheat and the farmer will have the right to harvest the crop within 4 weeks of completion of the sale.







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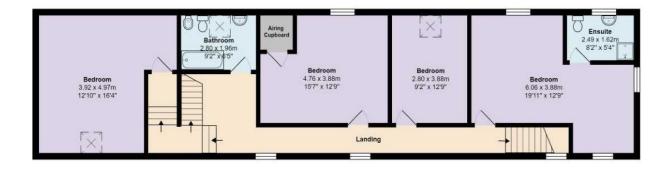
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Total Area; 220.7 m² ... 2376 ft² All measurements are approximate and for display purposes only



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