

BOWEN

PROPERTY SINCE 1862



Auction Guide Price Excess of £450,000

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

 4 Bedrooms  2 Bathrooms  4.95 acres (2.00ha)

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

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.



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 Storage Building: (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.





Online auctions

Online auctions are convenient for both buyers and sellers, which is why we have online auctions and also live stream our quarterly auction rooms. This gives buyers complete flexibility by allowing you to participate in all auctions online, regardless of whether you are in your living room, a coffee shop or the local park.

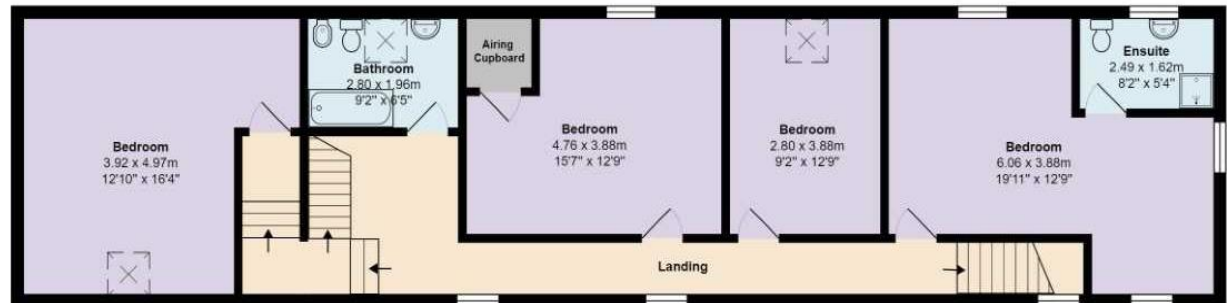
bowen.uk.com

Make it happen

When looking for that one-off property to make your own, property auctions are the ideal place to find new projects with quick completion. Head to the local branch to collect a legal pack on this property.

bowen.uk.com

The Granary, Poynton Telford, SY4 4JN



Total Area: 220.7 m² ... 2376 ft²

All measurements are approximate and for display purposes only