



Lawley Barn, 3 Longnor Park Barns, Longnor, Shrewsbury, SY5 7PP

2 bedroom barn conversion —£357,000 Freehold

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Coopergreenpooks.co.uk

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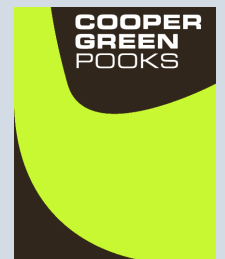
sales@cgpooks.co.uk

Lawley Barn is a superb conversion with many impressive features and private landscaped gardens. The property forms part of a small development of just 4 similar properties, whilst being situated in a lovely setting next to the stunning Stretton Hills and just a 15-minute drive from Shrewsbury

KEY FEATURES

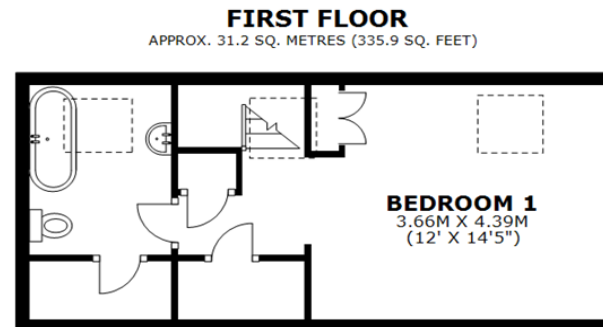
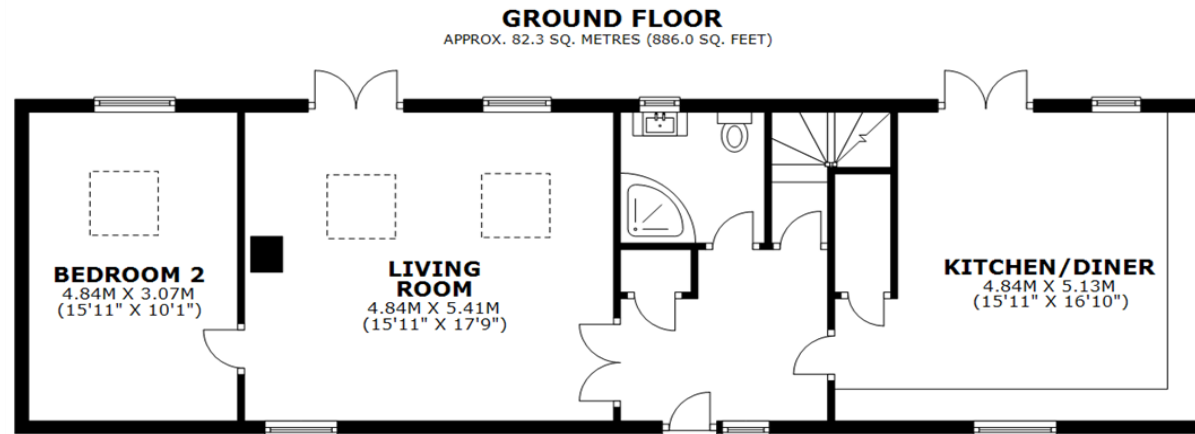
- Unique, versatile and extremely well-presented interior with vaulted ceilings and exposed beams, as well as engineered oak floors and oak framed double glazed windows.
- Entrance hall with built in store and shower room.
- Superb living room which has a multi fuel log burner, sky lights and glazed double doors to rear garden.
- Well fitted kitchen/dining room with windows to 2 elevations and further glazed double doors also opening to rear garden.
- Extensive range of units to kitchen area with granite work surfaces and integrated appliances.
- Ground floor double bedroom with window to rear and sky light.
- From entrance hall, door to inner hall with turning staircase to first floor landing area, double bedroom and bathroom with free standing roll top bath.
- LPG gas central heating. All the ground floor rooms benefit from underfloor heating.
- Gated access to a private gravelled driveway which provides parking for about 3 cars. Adjoining which is a large lawned front garden with gravelled seating area.
- There is a private rear garden which has been landscaped to lawn, along with established beds and further gravelled seating area.
- Also included in the sale is a large timber summerhouse/home office (5m x 3m) with double part glazed doors and windows.
- From the rear garden there is a pathway which leads to a further communal parking area, where there is also an additional private timber store.
- 5 miles from Church Stretton and about 7 miles from Shrewsbury. The village of Dorrington is just 2 miles away and has a good pub/restaurant, local shop and primary school. Longnor Primary school is within walking distance of the property as is the village hall.

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TOTAL AREA: APPROX. 113.5 SQ. METRES (1221.9 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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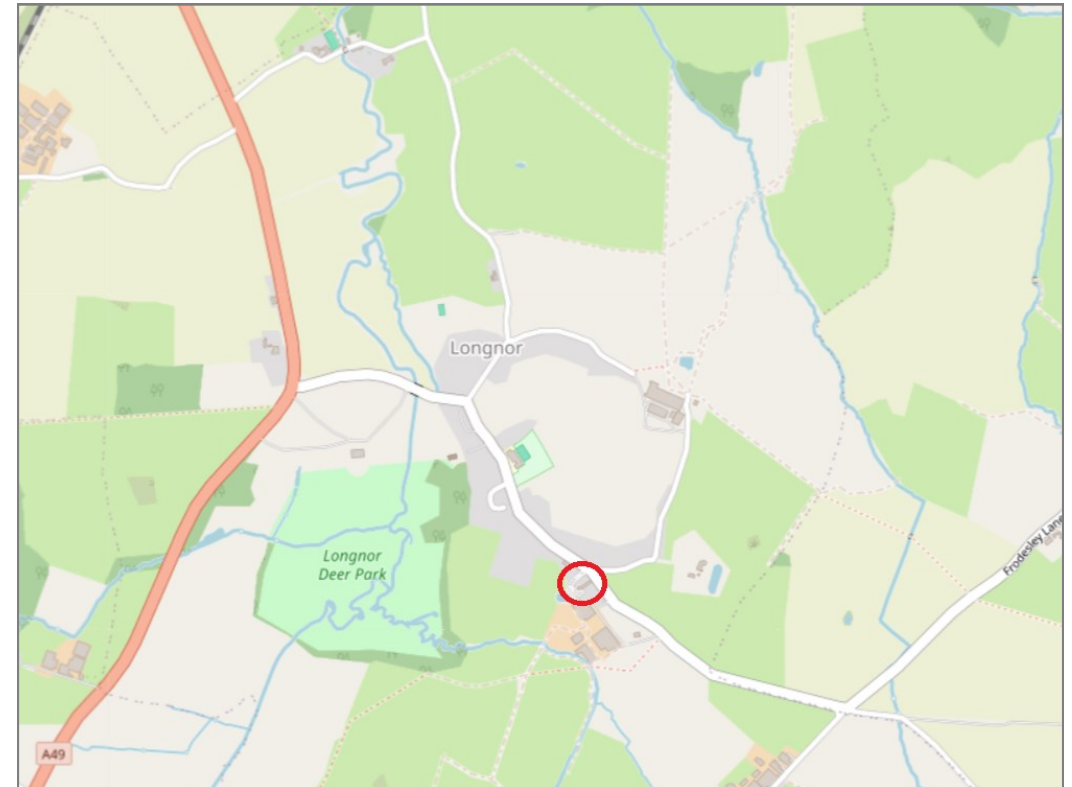
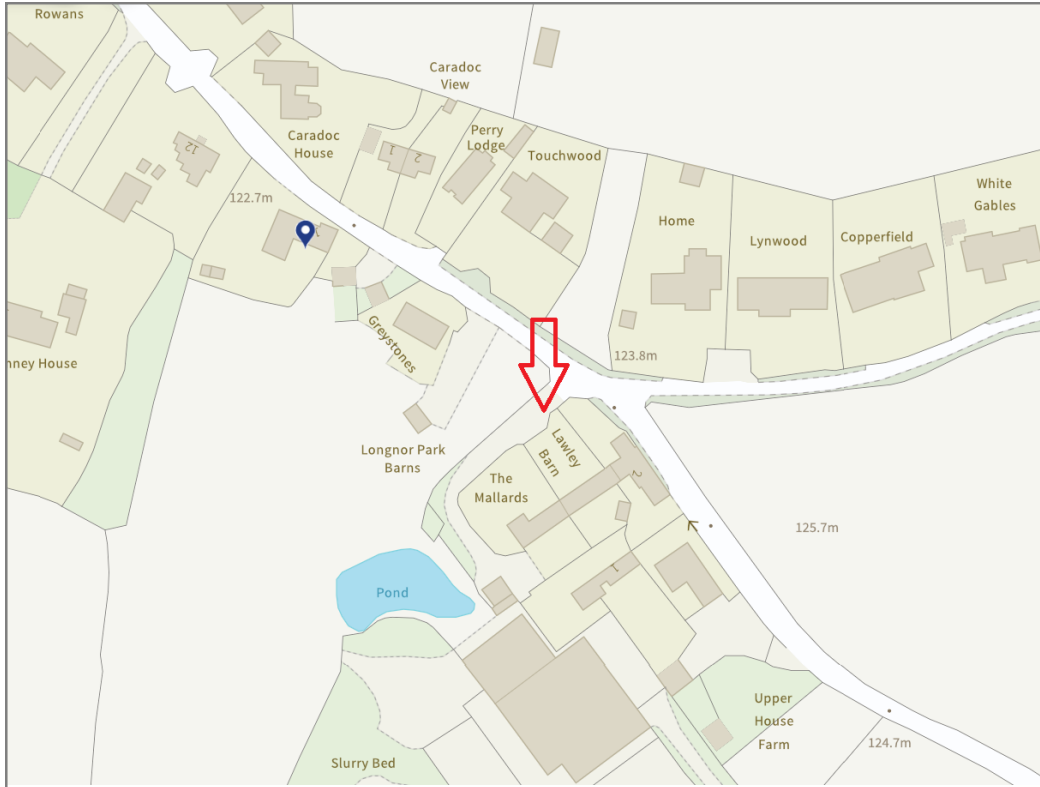
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	Band D
Services	LPG gas, mains water and electric and septic tank drainage

 **Expert mortgage advice available**
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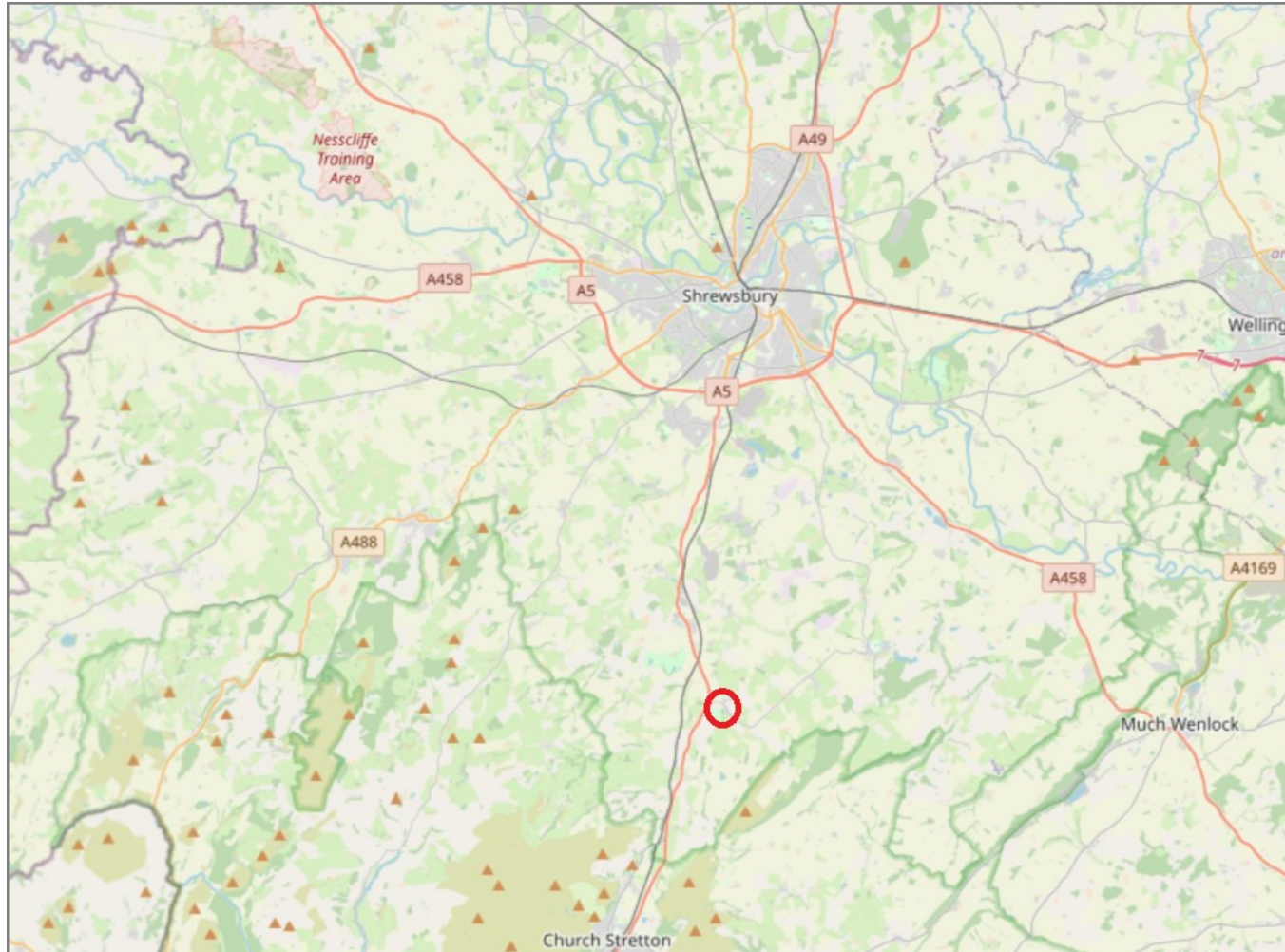
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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