



Crogloft Cottage, Kinnerley Barns, Kinnerley, Shropshire SY10 8DF

1 bedroom detached barn conversion—£349,000 Freehold

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A stunning detached barn conversion of character, offering thoughtfully designed and very practical accommodation, seamlessly blending rustic charm with modern comfort, newly converted and finished to a high standard throughout, while benefitting from a generous garden and plenty of parking. The property is situated on an exclusive development within the beautiful village of Kinnerley, offering a tranquil setting with traditional amenities on the doorstep and within easy access of both Shrewsbury and Oswestry, which are within a 10 minute drive away.

KEY FEATURES

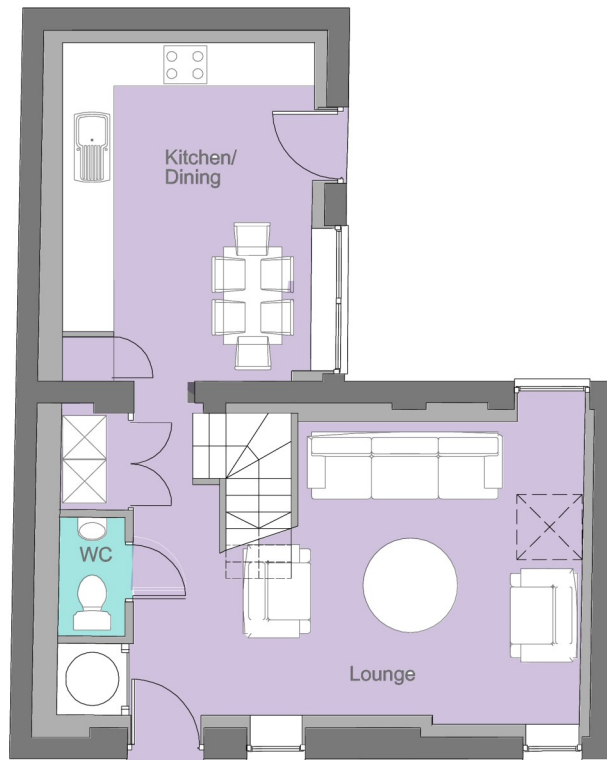
- Sympathetically designed interior, showcasing plenty of preserved original features such as exposed beams, original timber framing and vaulted ceilings.
- The ground floor comprises a bright and spacious kitchen/dining room with a seamless flow into a generous living area which has a central and individually designed staircase.
- The kitchen itself combines style and practicality, with ample cabinetry and high-spec appliances.
- There is also a utility cupboard, tucked away for convenience and functionality, with washing machine and tumble dryer along with a downstairs WC and separate plant cupboard.
- Upstairs, the property boasts a large double bedroom and is complemented by a spacious, well-appointed bathroom, offering the feel of a private suite with space for both a separate shower and a freestanding bath (subject to design).
- Outside, the property comes into its own with a private south facing garden, encompassing the barn, creating a peaceful haven for gardening, entertaining, or simply enjoying the serene setting. Patio, lawns, and a variety of planting areas provide plenty of scope for outdoor living, as well as private secure parking for up to 4 vehicles, and useful brick and timber stores.
- The barns have been designed with energy efficiency in mind, having air source heat pumps and underfloor heating throughout the ground floor, as well as insulation up to the most recent specifications. Full fibre broadband will also be connected.
- Located in the desirable village of Kinnerley, a stone's throw from the local shop, post office, church, bus stop and primary school. The Cross Keys pub is also situated within the village and has a fantastic reputation, having been recently refurbished with further plans for expansion, providing great food and a welcoming atmosphere, as well as being dog friendly.
- The property benefits from a tranquil rural setting with a vibrant community, while remaining within easy reach of local amenities and transport links to Shrewsbury and the market town of Oswestry, which are both a 10 minute drive away.
- Whether you're seeking a unique full-time residence, a weekend escape, or a characterful holiday let, this one-bedroom barn conversion offers both charm and space within a stunning countryside setting.

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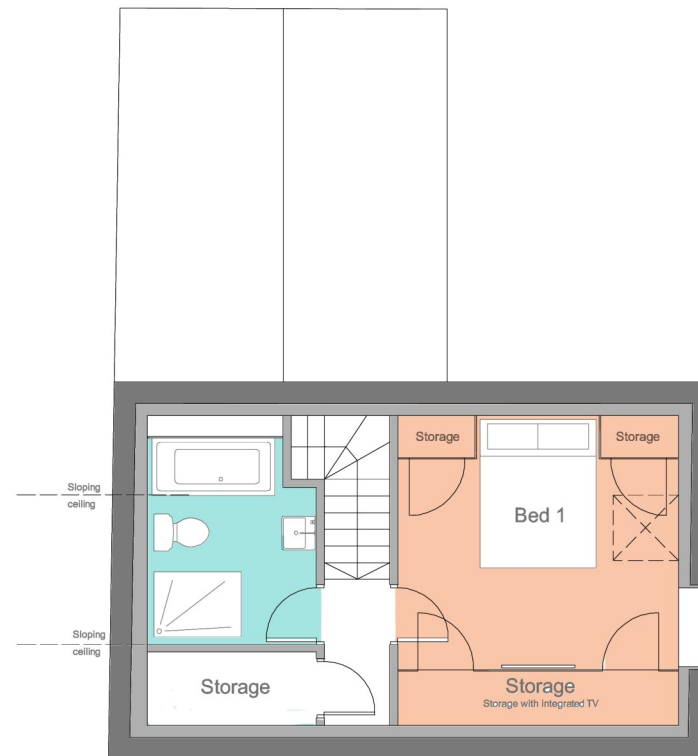
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Ground Floor Plan



First Floor Plan

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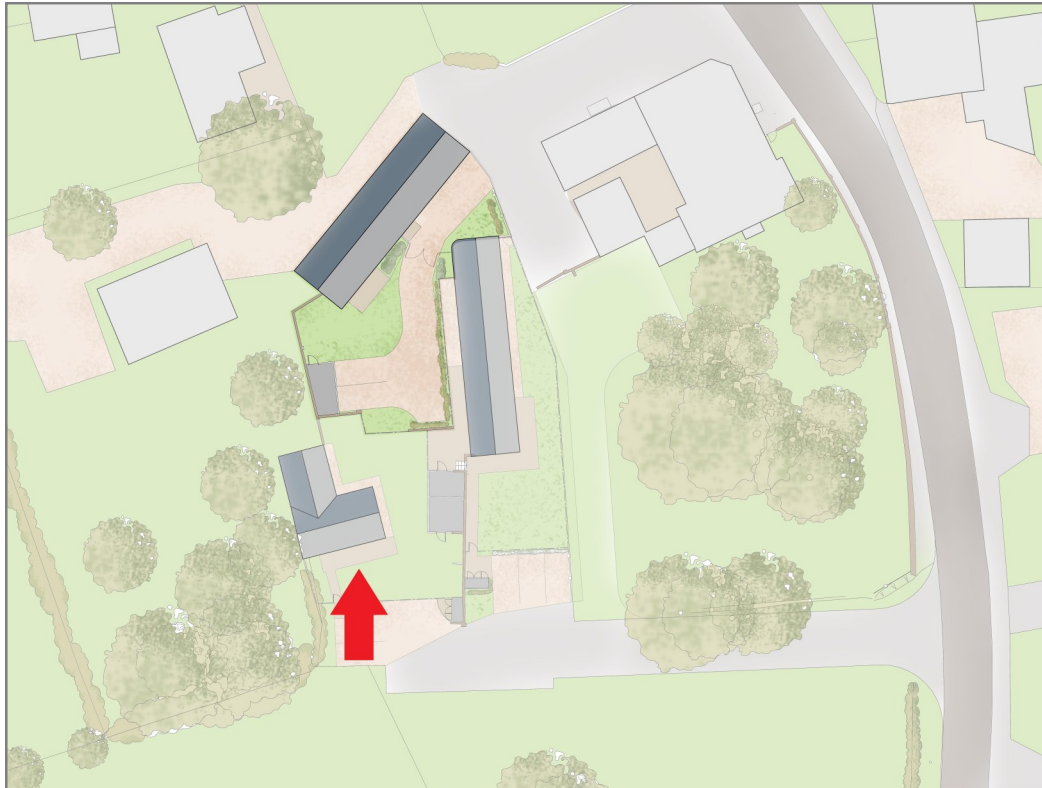
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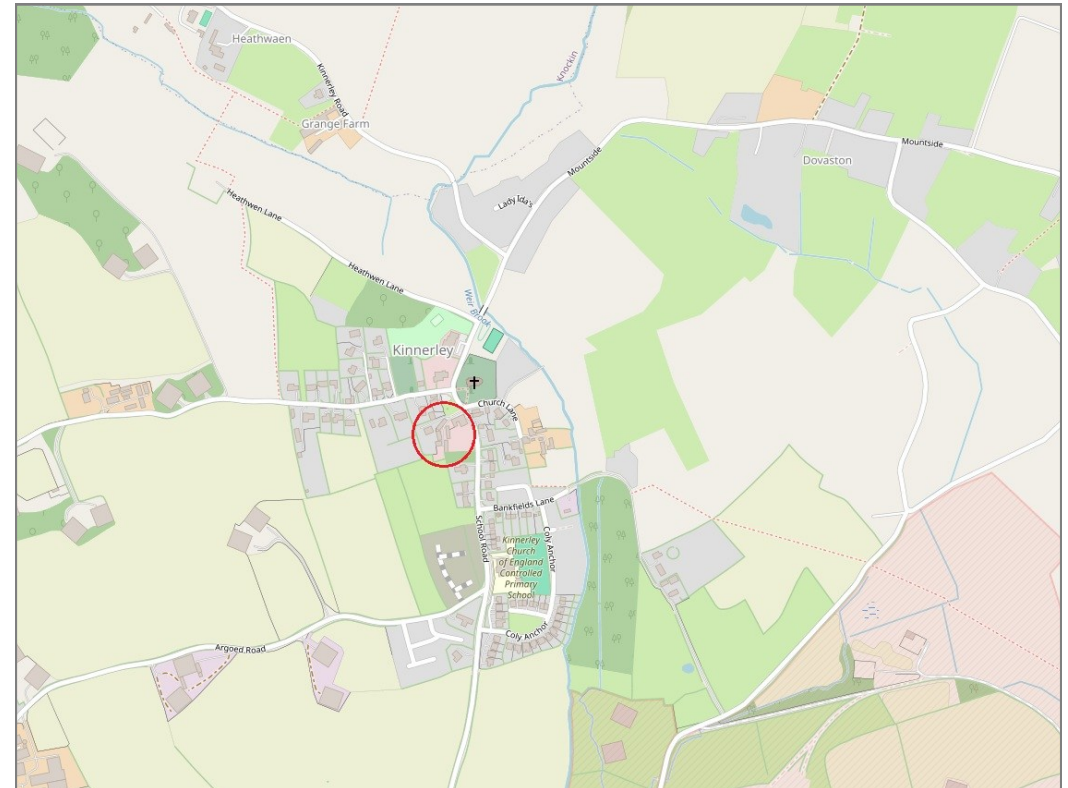
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	TBC—New build property
EPC Band	TBC
Services	

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



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

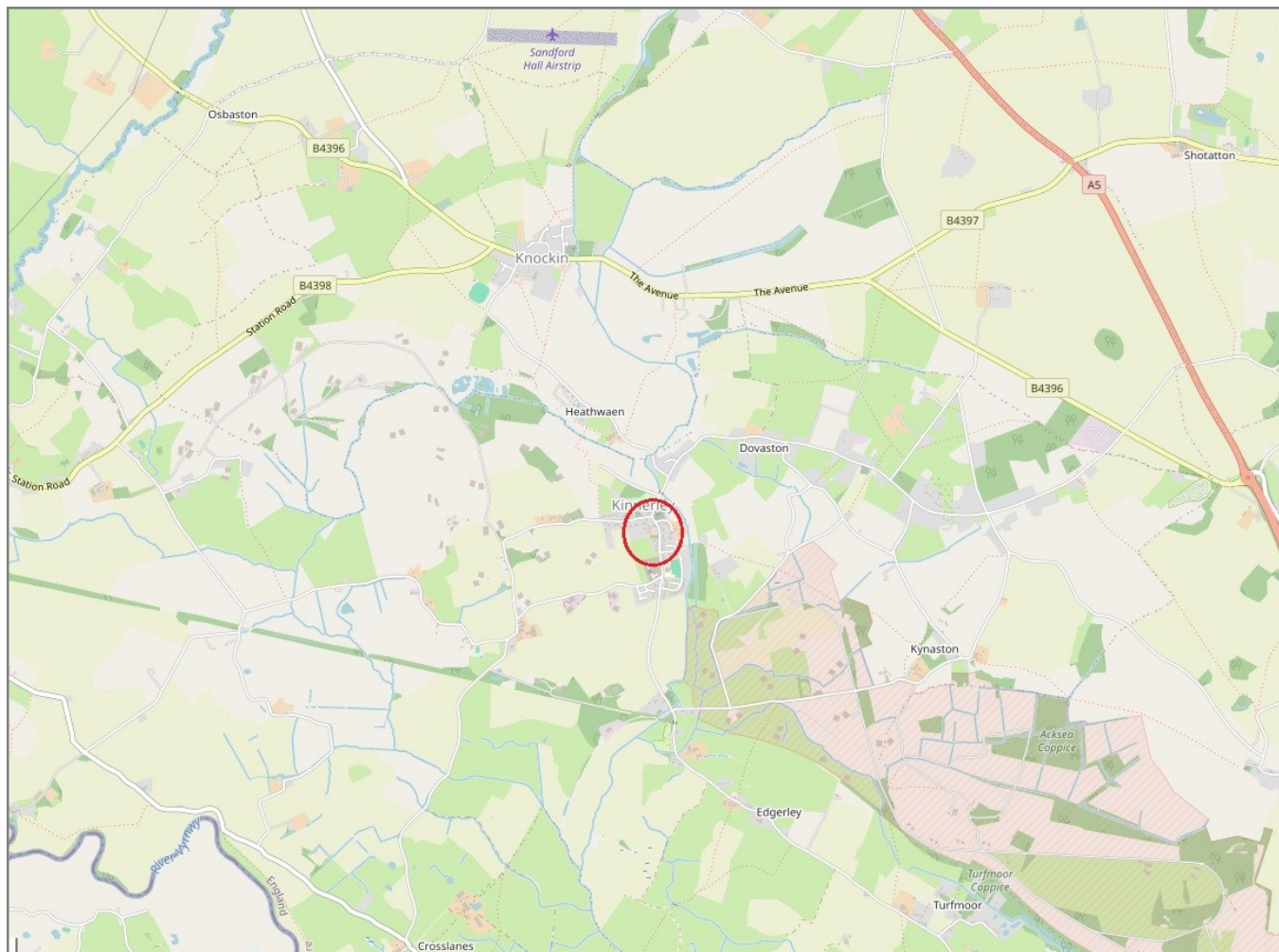
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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