



Buttercup Barn, Kinnerley Barns, Kinnerley, Shropshire SY10 8DF

3 bedroom detached barn conversion—£600,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

A stunning and individually designed converted barn of character, offering light and spacious accommodation with unique and contemporary qualities alongside sympathetically preserved original features, benefitting from a good-sized private garden, plenty of parking and garage. 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.

KEY FEATURES

- The ground floor comprises a generous open-plan kitchen/living/dining area, which is perfect for entertaining, having a double height vaulted lounge as a breath-taking statement allowing plenty of natural light. The large windows and doors also help to flood the area with light and showcase the property's original beams and wood-clad ceilings.
- The main entrance hosts a generous hallway with a fully fitted utility room and ground floor WC, adding to the home's functionality.
- A ground floor double bedroom offers versatility, ease, and comfort, positioned away from the living area, having built-in storage and en-suite shower room. This section of the house could also be used as an additional reception space, home office or gym.
- On the first floor is a spacious double bedroom with stylish en-suite bathroom, a third double bedroom and separate family bathroom. The office/library space leads seamlessly on to the stunning mezzanine balcony which completes the first floor, ideal for remote working or a quiet space to read and unwind.
- The developers have allowed an exciting opportunity for buyers to choose all the finishes—from the kitchen cabinetry and countertops to the flooring and bathroom fixtures. This bespoke option allows you to tailor every aspect of your new home to your personal taste, creating a truly unique living space that reflects your style and needs.
- The property benefits from a generous garden and landscaped exterior with plenty of parking and garage, ideal for those who appreciate open-air living. The developers are offering two alternative landscaping layouts to suit your lifestyle:
 - Option 1: A large garden with a fenced patio area, ideal for families or entertaining, with parking available at the entrance of the property.
 - Option 2: Internal parking integrated into the garden space, creating a more compact patio and grass area for a low-maintenance outdoor setup.
- 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.

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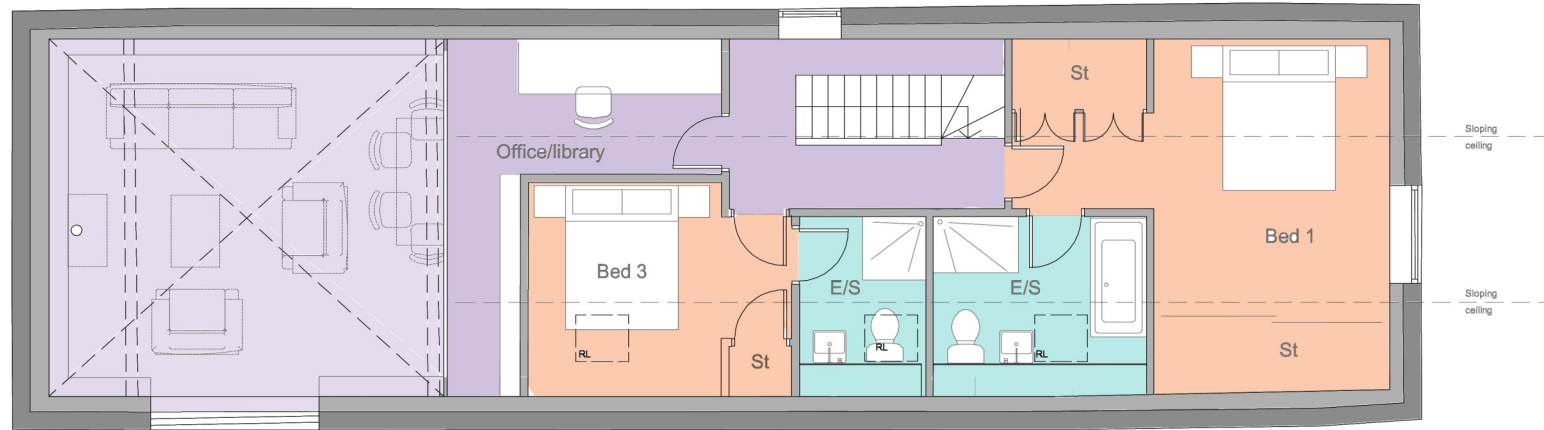
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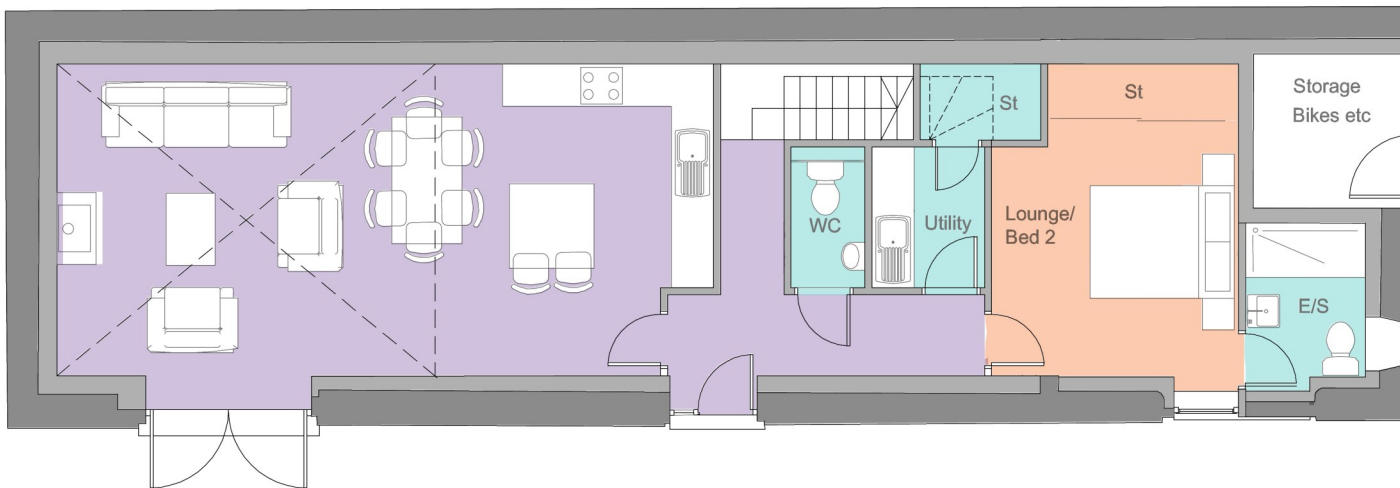
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First Floor Plan



Ground Floor Plan

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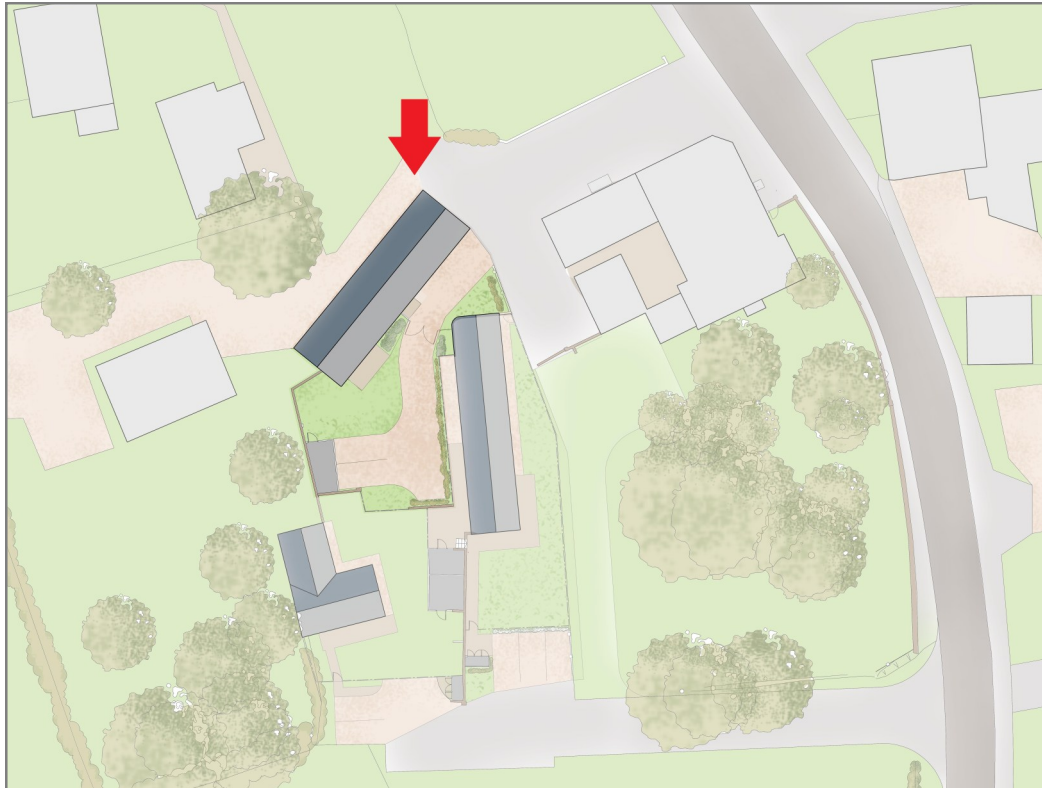
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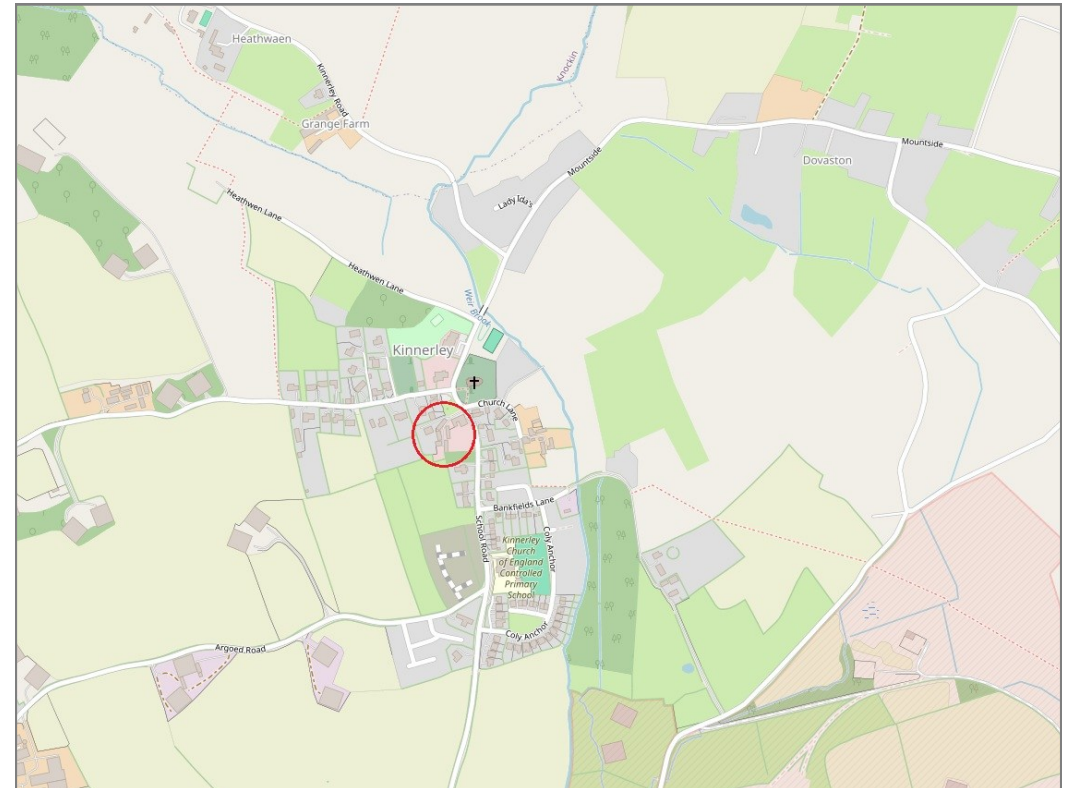
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BOUNDARIES NOT CONFIRMED



Tenure
Local Authority
Council Tax
EPC Band
Services

Freehold
Shropshire Council
TBC—New build property
TBC

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.

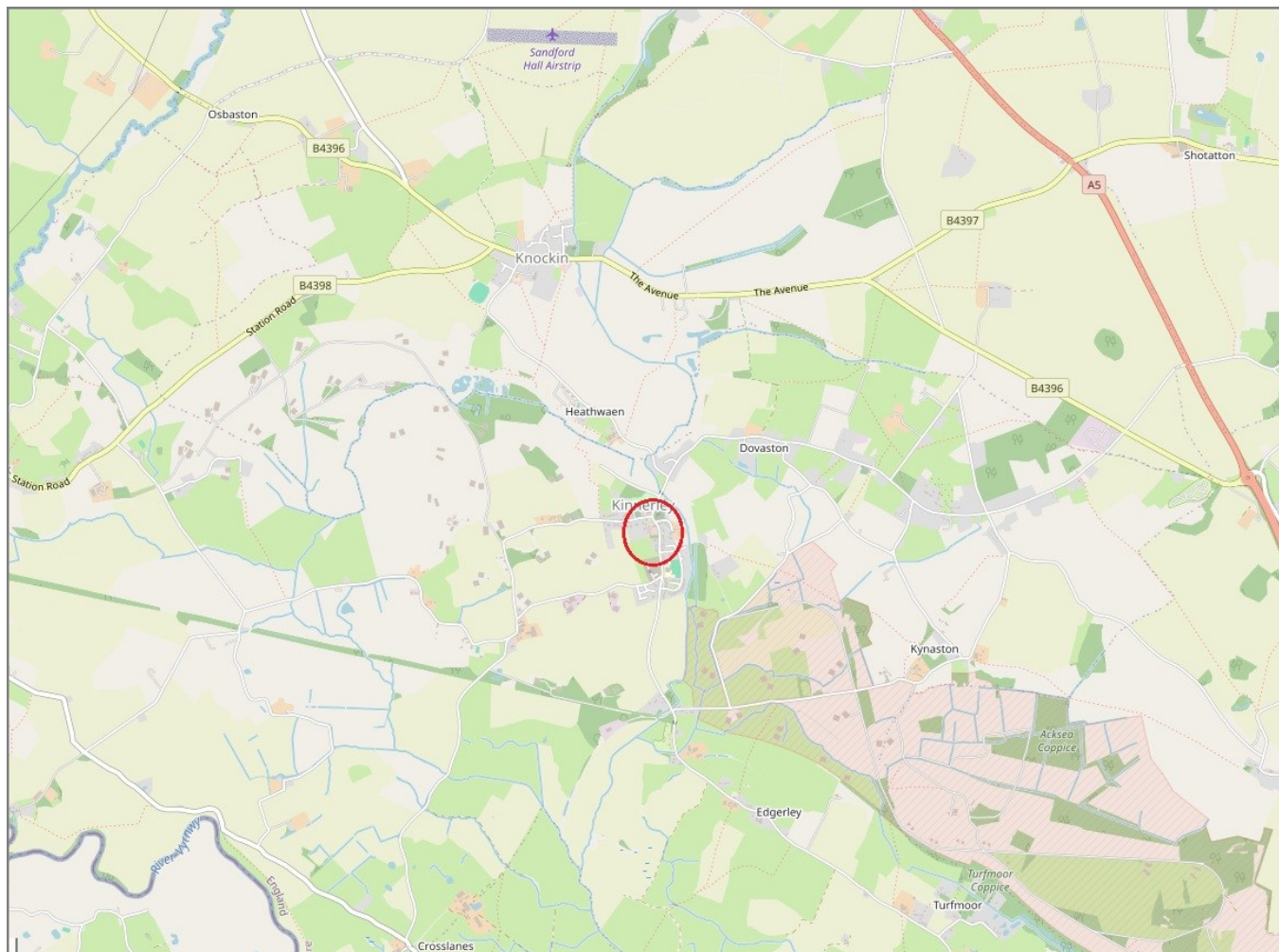
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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