

HARWOOD

THE ESTATE AGENT

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Passeys Barn, Buildwas TF8 7DA



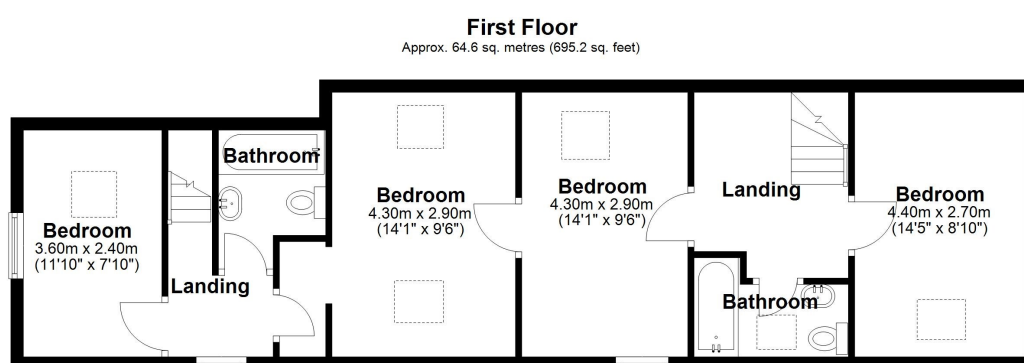
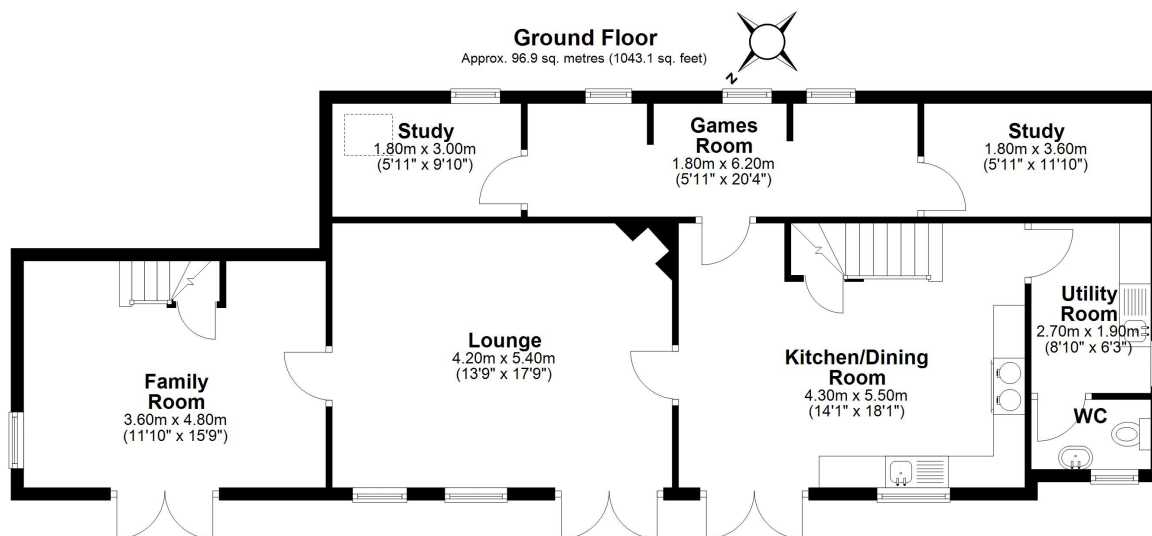
£ 6 6 5, 0 0 0 region

This beautifully presented detached barn conversion is brimming with character and rustic charm, blending period features with modern comforts. Peacefully tucked away in a private and tranquil setting, the property enjoys a wonderful sense of seclusion while still offering excellent access to the major road network, making it ideal for those seeking both convenience and countryside living. The local primary school is a short walk away. The ground floor accommodation is both versatile and inviting. A charming lounge, complete with a corner wood-burning stove, provides a cosy retreat for winter evenings, while the separate family room offers additional living space. The heart of the home is the spacious kitchen/diner, perfect for everyday family life and entertaining, complemented by an adjoining utility room and cloakroom/W.C. A games room provides endless possibilities for leisure, and a dedicated study offers a quiet place for home working or study. Upstairs, the property boasts four generously sized bedrooms, each filled with character. Two well-appointed bathrooms serve the first floor, designed to suit the needs of a busy household. The central heating is provided by an oil-fired system and drainage is via a septic tank. Outside, the appeal continues. To the front of the property there is ample parking, alongside a raised seating area that makes the most of the surroundings. The garden provides a lovely space for relaxation, while a large wooden shed—currently used as a workshop and log store—adds practicality. Beyond, a gated paddock area offers additional outdoor space, ideal for those with small livestock, hobbies, or simply for enjoying a greater sense of the countryside. A row of pigsties are located at the rear of the property and could be adapted for a variety of uses. This distinctive home truly captures the best of rural living with modern-day accessibility, making it a rare and attractive opportunity. Historic Ironbridge is a five minute drive away, medieval Much Wenlock ten minutes and the popular market town of Shrewsbury can be reached within twenty minutes.









Total area: approx. 161.5 sq. metres (1738.3 sq. feet)

Passeys Barn

Tenure Freehold **Council tax** Band F

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 29th September 2025