



FOR SALE

Fixed Asking Price £279,995

The Byre 3 Rye Bank Farm Barns, Rye Bank, Nr Wem, Shropshire, SY4 5RA

The Byre is an immaculately presented barn in a rural location just outside Wem. The property briefly comprises spacious Kitchen / Diner with integrated appliances, cloaks with W.C and a living room with French doors to the gardens. To the 1st floor are three bedrooms and two bathrooms. There are landscaped gardens, parking for two cars, LPG heating and double glazed windows. The property is being sold with NO CHAIN.



Wem (2 miles), Whitchurch (8 miles) and Shrewsbury (13 miles). All distances approximate.



- Immaculate Barn Conversion
- No Upward Chain
- Kitchen / Diner, Cloaks with W.C
- Living Room
- Three Bedrooms, Two Bathrooms
- Landscaped Gardens
- Parking for Two Cars
- Rural Location

Location

The Byre is situated in an attractive and quiet rural setting in the heart of the noted North Shropshire countryside. Rye Bank is conveniently situated only 2 miles, or so, from the well known North Shropshire town of Wem which has an excellent range of local shopping, recreational and education facilities. The larger centres, also, of Whitchurch and the county town of Shrewsbury are both within a short drive and have a more comprehensive range of amenities of all kinds

Brief Description

The Byre is an attractive timber framed converted barn in a wonderful rural setting. The accommodation briefly comprises a spacious Kitchen/Diner with integrated appliances, cloakroom with W.C and a living room. There is a staircase leading to the 1st floor landing. There is a master bedroom with feature stained glass port hole style window. Off the bedroom is an en-suite shower room. There are two further bedrooms and a family bathroom

The property has exposed timbers inside and out, light oak internal doors, double glazed windows and LPG heating. There are landscaped South facing gardens and two parking spaces. There is additional visitor parking to the rear where the store rooms are also located. Each barn has its own store room.

Accommodation Comprises

Front door opens into the

Kitchen Diner

Modern kitchen with a wide range of base and wall mounted units, extensive work top surfaces with an inset drainer sink unit and 4 ring LPG hob with electric oven beneath. The kitchen has integrated appliances including a fridge freezer and dish washer. There is also space and plumbing for a washing machine.

The kitchen has wood laminate flooring, double glazed windows to the side and to the front over looking the gardens.

Cloakroom

White suite comprising low flush W.C, wash hand basin, towel radiator and wood laminate flooring.

Living Room

French doors to the gardens and window to the rear,

1st Floor Landing

Stairs ascend from the kitchen to the 1st floor landing.

Bedroom One (side)

Feature exposed timbers and stained glass port hole style window.

En Suite

White suite comprising shower enclosure, low flush W.C and vanity unit with wash hand basin. There is also a tiled floor and towel radiator.

Bedroom Two (rear)

Exposed timbers and low level windows to the rear.

Bedroom Three (front)

Exposed timbers and sky light to the front.

Bathroom

White suite comprising P shaped bath with shower over the bath. There is a vanity unit with wash hand basin, low flush W.C and towel radiator.



1 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



Outside

The property is accessed from the road to a shared gravelled drive. The property is the 1st barn on the left and there is parking for two cars. There is an archway through to the gardens which comprise lawns, mature flower borders with a wide variety of plants and shrubs. There is path that leads to the front door and wonderful paved seating area overlooking the gardens.

To the rear of the development is a brick built building and all four of the barns have their own lockable store shed and adjacent to that us a communal visitors parking area.

Directions

Exit Whitchurch on the B5476 to Wem, proceed through the village of Tilstock, and pass the Dog and Bull public House on your right, proceed for another two miles and at the sign for Edstaston Church take a right turn. Pass the church on your right hand side and continue on this lane and as the road bears sharply to the left bear right onto a lane, follow this road and you will come to the Barn Development after a short distance on the left hand side.

What 3 Words: opposing.necklace.armrests

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230
You can also find Halls properties at rightmove.co.uk & Onthemarket.com
WH1588 011025

Council Tax - Shropshire

The current Council Tax Band is 'D'. For clarification of these figures please contact Shropshire Council on 0345 6789002.

Services

We believe that mains water and electricity are available at the property. Drainage is to a shared bio disc with the neighbouring properties. The heating is via an LPG fired boiler to radiators.

Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

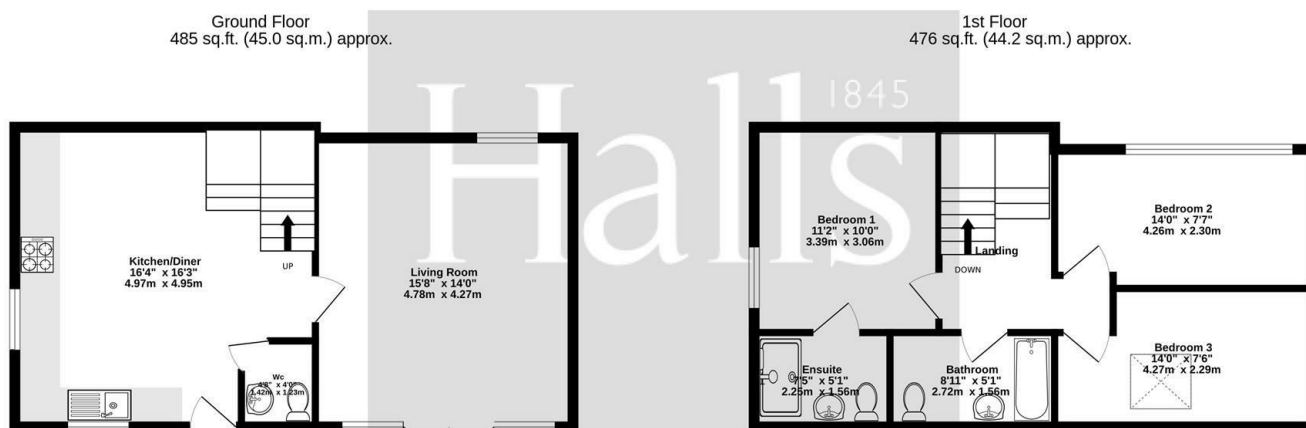
There is a shared cost for the maintenance and clearing of the bio disc drainage system.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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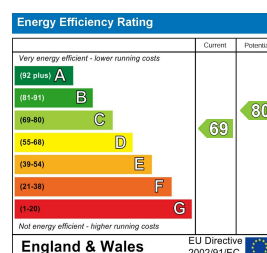
TOTAL FLOOR AREA : 960 sq.ft. (89.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01948 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



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