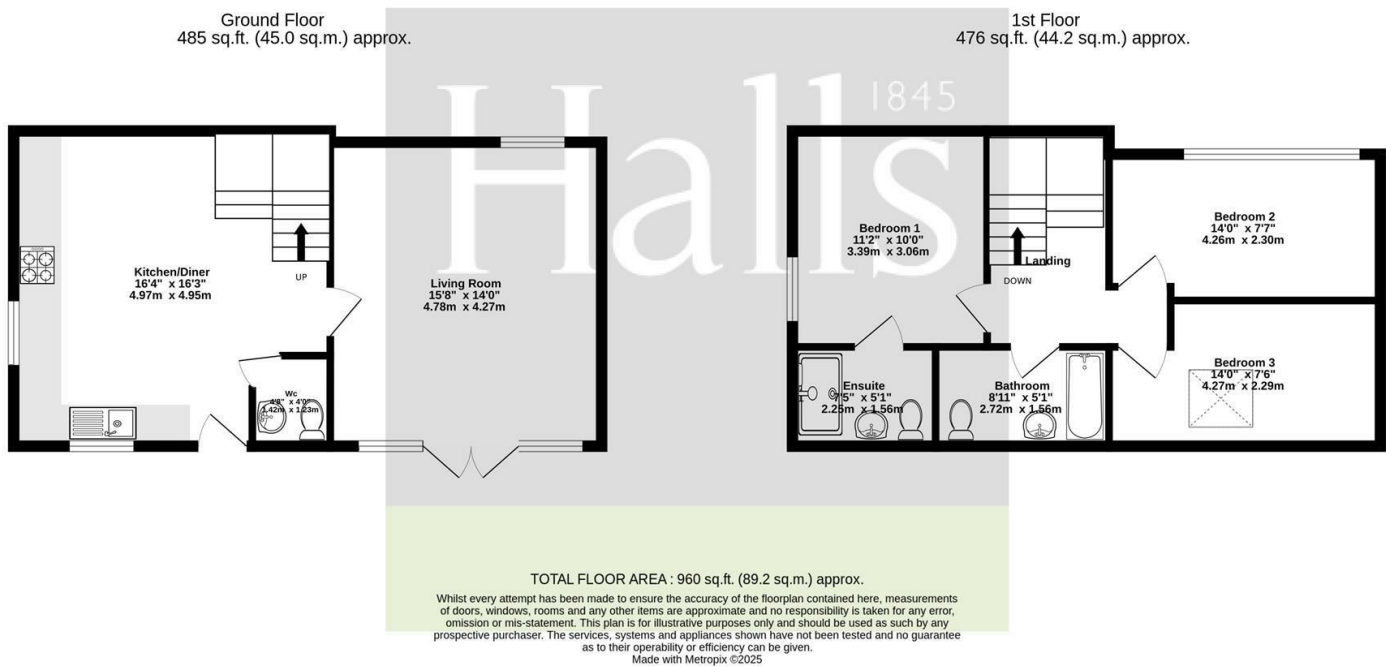


FOR SALE

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



FOR SALE

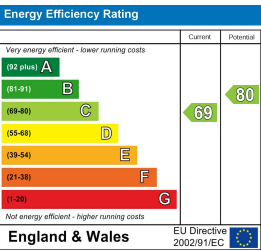
Offers in the region of £345,000

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

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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 Rating



01948 663 230

Whitchurch Sales
8 Watgate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@hallsgb.com



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



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Immaculate Barn Conversion
- No Upward Chain
- Kitchen / Diner, Cloaks with W.C
- Living Room
- Threee 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.

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 270225

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.