



Barn Four, Rye Bank Farm, Rye Bank, Nr Wem, Shropshire, SY4 5RA

A most attractive three bedroom barn conversion situated on a small development in a quite beautiful rural location a short distance from Wem. The property has double glazing, LPG radiator heating, and there are two allocated parking spaces.



- Wonderful Barn Conversion
- Very Well Presented
- Viewing Highly Recommended
- Fitted Kitchen With Appliances
- Two Parking Bays
- Lovely Rural Location

#### LOCATION

The Barn 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 town 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

A most attractive 3 Bedroom Barn Conversion situated on a small development in a quite beautiful rural location a short distance from Wem. The accommodation comprises:- Entrance Hall, Cloakroom, Lounge, Kitchen/Dining Room, Master Bedroom with En-Suite, 2 further Bedrooms and Bathroom. Externally there are 2 allocated parking spaces and a garden to the front.

#### ENTRANCE HALL

Oak entrance door, oak flooring, turning oak staircase to the first floor, radiator, half glazed oak internal doors to the kitchen/dining room and the lounge, oak door to the;

#### CLOAKROOM

Fitted with a low level WC, wash basin with mixer tap, oak flooring, extractor fan.

#### LOUNGE 15'8" x 14'11" (4.78 x 4.55)

A lovely room having double glazed window and doors to the rear, further double glazed window to the front having a pleasant outlook, double radiator, TV and telephone points, oak clad central ceiling beam.

#### KITCHEN / DINING ROOM 15'8" x 10'8" (4.78 x 3.25)

A most attractive room comprising Shaker style units and matching cupboards, stainless steel sink with a mixer tap inset into timber work surfaces, timber style splash back, there is a built-in stainless steel oven, LPG hob and cooker hood with stainless steel splash panel, built-in dishwasher, fridge and freezer, space and plumbing for a washing machine, wall cupboard housing the LPG gas fired central heating boiler, brushed steel electrical fittings, waterproof oak flooring, double glazed windows to the front and side, double radiator, oak clad ceiling beam and TV point.

#### FIRST FLOOR LANDING

Part vaulted ceiling, oak doors to all rooms,

#### BEDROOM ONE 11'3" x 10'8" (3.43 x 3.25)

Double glazed window to the side, double radiator, decorative inset exposed wall timbers, door to the;



1 Reception Room/s



3 Bedroom/s



2 Bath/ shower room/s

#### EN-SUITE

Fitted with a large shower enclosure, wash basin in contemporary vanity unit having a mixer tap, low level WC, chrome towel rail radiator, shaver point, spot lighting, extractor fan, waterproof oak flooring.

#### BEDROOM TWO 14'10" x 7'8" (4.52 x 2.34)

Double glazed roof window to the front with views, decorative inset wall timbers, double radiator, TV point.

#### BEDROOM THREE 14'10" x 7'7" (4.52 x 2.31)

Double glazed low level window to the rear, decorative inset wall timbers, radiator, TV point.

#### BATHROOM

White contemporary suite comprising a panelled bath, with shower above and glass splash screen, wash basin in unit with mixer tap and cupboard below, low level WC, tiled splash backs, chrome towel rail radiator, spot lighting, extractor fan and waterproof oak flooring.

#### OUTSIDE

To the front there is a paved seating area with shaped lawn beyond, and two parking spaces. There are open countryside views to the front. There is a brick built storage barn detached in a block close by.

#### DIRECTIONS & WHAT 3 WORDS

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 take 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 as identified by our To Let Board.

What 3 Words: opposing.necklace.armrests

#### CONDITIONS

Rent £950 and Deposit £1100 payable in advance.

Sorry no smokers.

#### VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watgate Street, Whitchurch, SY13 1DW Telephone 01948 663230

**Property to Let?** We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

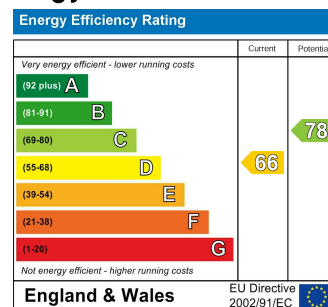
**Looking to invest?** We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



01948 663230

8 Watgate Street, Whitchurch, Shropshire, SY13 1DW  
Email: whitchurchlettings@halls.gb.com

## Energy Performance Ratings



IMPORTANT NOTICE: Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.