



## Long Meadow Barn, £635,000

Shrewsbury, Shropshire, SY2 6NA

SPENCER  
JAKEMAN



# Long Meadow Barn, Abbey Foregate, Shrewsbury, Shropshire, SY2 6NA

- Unique refurbished grade II listed barn conversion boasting character and quality throughout
- Located in the highly sought after and convenient area of Abbey Foregate just a short walk to the town centre
- 0.3 acreage frontage and immaculate enclosed rear garden with reclaimed tiled patio area
- Three good bedrooms with the principle benefiting from high class en-suite
- Modern well-equipped kitchen with feature travertine flooring
- Tastefully refitted heritage themed main bathroom with freestanding bath and high calibre tiling
- Scope for further expansion subject to planning
- Useful detached garage ideal for storage

127b Long meadow is a stunning grade II listed barn conversion which has been sympathetically refurbished by the current owners to the highest of standards whilst retaining many original features. Located in Abbey Foregate, just a short walk from Shrewsbury centre, this spacious property boasts character throughout and must be viewed to appreciate the high-quality fittings and accommodation on offer. The property is situated down a secluded private drive with 0.3 acre of frontage which has been thoughtfully landscaped for enjoyment and maintenance. The ground floor comprises an entrance hallway with original parquet floor, cloakroom with refitted W.C, separate useful utility/boot room, contemporary attractive kitchen with a range of integral appliances including a built-in fridge, integral microwave and dishwasher, range style cooker, solid oak worktops and breakfast/bar, feature travertine floor and access to the rear garden. A well-lit living room offers stunning parquet flooring with feature wood burner and enjoys views of the rear garden with dual aspect windows and patio doors. There is a separate office which allows access to a further work shop/store room which also has access from the front of the property.







On the first floor the property enjoys fantastically high ceilings, three bedrooms with one having an elegant ensuite shower room and a further family bathroom which oozes class with a heritage feel. The property is adjoined by a further loft room which could offer expansion subject to planning. The rear garden is enclosed by perimeter fencing and has a delightful patio area ideal for outdoor dining which overlooks the well-maintained lawn, views of the Lords Hill column can be found at the bottom of the garden. To the front of the property is a large garage with high ceiling height ideal for storage, large gravel driveway for numerous vehicles and pleasant 0.3 of an acre ground leading to the road. The front garden is within current development boundary and can be developed (subject to planning permission and relevant approvals). Any development where the land obtains planning permission and is developed / sold with planning permission independently from the remaining property will result in a 10% clawback to the vendors of the increase in the land value due to the planning permission for a period of 10 years.

#### Situation

The property is delightfully positioned in a most sought-after location being in a conservation area and within a short distance of the excellent range of town centre amenities which include a wide variety of shops, restaurants and social facilities. The property is positioned within walking distance of the Quarry Park which has some delightful walks along the banks of the River Severn. Shrewsbury provides excellent schooling including both state and private whilst the town centre also offers a rail service. Commuters will be delighted to note that there is excellent road access to the A5 which leads to the M54 motorway and West Midlands beyond.

#### Listing

Barn, now dwelling, and cottage. Largely later C18, but possibly incorporating timbers from an earlier building on the site. Barn converted in 1948. Timber-framed with brick plinth and panel infill, and brick, with plain tiled roof. Long Meadow, the former barn, is 2 storeys, framed in square panels for 11 bays with high brick plinth. Small section of wall to rear renewed in brick, probably late C19. To the right, small store of 4 bays, the timber encased in brick on the front elevation. Doorway to left in small gabled porch, with Mannerist posts said to be taken from a house in Dogpole. Inserted metal- framed windows on each floor. Cross vents in right hand section, and in cross wall dividing what is now the house from the storage bays beyond. Loft door in this right hand section. Queen post roof construction internally. Pear Tree Cottage forms a continuation of the barn range to the left. Single casement window in front elevation, the doorway to the left of the gable wall, with casement window alongside and above, with single cambered heads. Blind window in apex of coped gable. Listing NGR: SJ5049112083





Entrance Hallway

W.C

Boot room/utility

Kitchen/Breakfast Room 15' 11" x 9' 2" (4.85m x 2.80m)

Understairs Store

Living Room 19' 8" x 17' 11" (6.00m x 5.45m)

Study 9' 2" x 7' 10" (2.80m x 2.40m)

Workshop/store 19' 8" x 15' 5" (6.00m x 4.70m)

Stairs rising from hallway to first floor landing

Bedroom One 12' 2" x 10' 2" (3.70m x 3.11m)

En-suite

Bedroom Two 18' 1" x 11' 6" (5.50m x 3.50m)

Bedroom Three 14' 1" x 9' 2" (4.30m x 2.80m)

Family Bathroom

Loft Area 21' 2" x 15' 9" (6.45m x 4.80m)

Garage 21' 2" x 9' 2" (6.45m x 2.80m)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Superfast wifi, with Fibre 150 with a current 156MBS connection, ethernet points wired into the study (2). 3 points in sitting room for TV / digital radios etc, one in back large bedroom, one in kitchen, one in garage for cctv and spares in loft area (2) in readiness for if convert this. Hard wired CCTV cable will be remaining in situ to front and back of house (4 cameras)

The residence has a separate electric feed cable already put into this (by loft hatch) boiler and tanks are big enough to take 2 more complete bathrooms if converted and ethernet cables wired and coiled up on wall in steel conduit ready for connection.

Three phase electricity cable present under the stairs, would be suitable for a EV charging point as is a separate electricity supply to the property.



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