



Barn House Mews, Ackleton, Wolverhampton, Shropshire, WV6 7JH



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Enjoying complete privacy, this is an attractive, high end contemporary detached barn conversion with a triple garage, set behind remote gates with a private driveway and enclosed southerly facing landscaped garden. Ackleton is a small Shropshire village just off the B4176 making it extremely convenient for commuters.

Pattingham - 3.5 miles, Albrighton - 5 miles, Bridgnorth 7 miles, Telford - 10.5 miles, Wolverhampton - 12 miles, Shrewsbury - 26 miles, Birmingham - 27 miles, M54 (J3) - 6.5 miles (All distances are approximate).

## LOCATION

Ackleton is a small pretty Shropshire village situated between Wolverhampton, Bridgnorth and Telford. Just off the B4176 Telford to Wolverhampton/Dudley road, this makes an ideal commuter destination. The small and sought after village, is known for it's may rural walks including Badger Dingle, having local facilities within easy reach in the nearby villages of Albrighton and Pattingham with a small convenience store located nearby at Rudge Heath.

## OVERVIEW

A beautifully presented barn conversion blending rustic charm with modern living, offering original beams, high ceilings and large full height windows overlooking the garden. With a contemporary theme, a large steel and glass staircase rises to the first floor flanked by curved walls complimenting this bespoke feature. Each room features flat panel vertical radiators along with Oak veneer internal doors. Complete with a triple garage, landscaped garden, and open-plan living enjoying underfloor heating to the ground floor and low maintenance Aluminium powder coated windows to the first floor. The detached triple garage block has planning permission (24/03287/FUL) to convert into a modern luxury garden room with facilities along with gymnasium and shower room, with permission to build a new garage block.

## ACCOMMODATION

Immaculately presented, with full height windows extending the length of the barn looking out onto the garden, the front door opens into the open plan living space. Having engineered solid oak flooring with underfloor heating a central glass staircase divides the room having a lounge area off to the right featuring a fireplace complimented by a Chesneys wood burning stove. The dining area creates a great entertaining space next to the kitchen. There is a ground floor cloakroom with an adjoining guest WC, fitted with a Villeroy & Boch suite along with a marble floor and tiling. The breakfast kitchen has recently been updated, fitted with a range of solid wood base and wall cabinets, drawers, granite worktops, inset sink and a range of integrated appliances to include a fridge, freezer, dishwasher, washer/dryer, wine cooler, microwave and a Rangemaster cooker with gas hob and extractor above.

The bespoke staircase rises to the part galleried landing with glass balustrading and exposed trusses together with inset floor sensor up lighting. The principal double bedroom suite overlooks the rear elevation with a contemporary en-suite bathroom having been re-fitted with a Villeroy & Boch suite to include a concealed WC, hand basin having vanity unit below, walk in shower with glass screen, free standing bath with shower attachment, heated towel rail along with a built in wall mounted flat screen TV/mirror. A guest double bedroom has two windows looking out across the garden with a re-fitted en-suite shower room comprising a Villeroy & Boch suite and heated towel rail. There are two further bedrooms, one of which is currently being used as a home office benefitting from LED ceiling lights. The house bathroom has been stripped for refitment. (An allowance has been made for this to be refitted by the new owners).

## OUTSIDE

Pulling in from the lane onto the drive, there is a security intercom for the wooden electric gates. Beyond is a large gravelled private courtyard which leads up to the DETACHED THREE BAY GARAGE BLOCK with three sets of double wooden doors, timber clad walls, lights and power connected. There are lawned areas and landscaping with sleepers for lower maintenance along with a paved patio terrace enjoying a private, southerly aspect. The garden benefits from tiered lawns with central steps with sensor lighting and an external cold water supply by the gates. External lighting is remotely controlled by mobile app.

## SERVICES

We are advised by our client that mains water, drainage and electricity are connected. LPG gas central heating with a new boiler installed around 2 years ago with a Hive system allowing remote dual zone control. Verification should be obtained from your surveyor.

## TENURE

We are advised by our client the property is FREEHOLD. Verification should be obtained by your Solicitor.

## COUNCIL TAX

Tax Band: E.  
Shropshire Council.

## FIXTURES AND FITTINGS

By separate negotiation.

## POSSESSION

Vacant possession will be given on completion.

## VIEWING ARRANGEMENTS

Strictly by appointment through the BRIDGNORTH OFFICE.

## DIRECTIONS

On entering Ackleton from the B4176 onto Folley Road, continue through the village to the junction. Turn right where the entrance to Barn House Mews can be found a short distance along on the right hand side.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

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### Wombourne Office

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### Lettings Office

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### Worcestershire Office

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**BARN HOUSE MEWS**  
**ACKLETON**

HOUSE: 169.7sq.m. 1,826.4sq.ft.  
GARAGE: 60.9sq.m. 655.0sq.ft.  
**TOTAL: 230.6sq.m. 2,481.4sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE





