



Church Barn  
Hall Lane | Shifnal | Shropshire | TF11 9LQ

FINE & COUNTRY

# CHURCH BARN

*Welcome to the magnificent Church Barn, a truly enchanting 5-7 Bedroom, 5-bathroom property, nestled in the picturesque village of Kemberton, near Shifnal. Combining historical charm with modern comforts, this unique residence offers an idyllic setting for both opulent living and entertaining, while also benefitting from good commuter links, private heated pool and pony paddock.*



# KEY FEATURES

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As you approach this exquisite property, you will be immediately captivated by its impressive presentation. Church Barn stands as a testament to architectural beauty, boasting a striking combination of traditional and contemporary design elements. Its sturdy brick exterior is adorned with elegant windows, while the c1.5-acre paddock adjacent to the property, and with its own vehicle access, can also be viewed and accessed from the lawned gardens, making an ideal pony paddock, day to day, while also lending itself perfectly for the grander occasions where a Marquee is required.

Step inside Church Barn, and you will discover a carefully converted interior that seamlessly blends the building's character with contemporary luxury. Many of the spacious living areas feature exposed wooden beams, creating an airy and inviting atmosphere, while the large windows flood the rooms with natural light, illuminating the carefully curated finishes and bespoke details throughout. The centre piece to this remarkable property is of course the magnificent internal courtyard, with its heated swimming pool perfectly positioned to enhance seclusion, and with the surrounding terraces serving as an awe-inspiring gathering space for social occasions, with the fully equipped summer house positioned perfectly to accommodate intimate dining. For larger meals, you then have the decked area which can accommodate larger groups. Church Barn provides a versatile setting for hosting memorable events, or for embracing the peace and quiet away from the hustle and bustle of day-to-day life.

The property also boasts a professionally designed kitchen equipped with modern appliances and ample counter space, allowing for culinary creations that cater to both intimate gatherings and large-scale entertaining. The dining room adjacent to the kitchen, offers a cosy ambiance for sharing meals with loved ones, while there are 4 ground floor bedrooms, one currently with ensuite, 2 with shared bathroom and the larger 'Annex' room, with an adjacent room plumbed for ensuite facilities where required. There is a further family snug room and separate office, so working from home could be a hugely appealing prospect. With the majority of rooms looking directly out into the courtyard, there is a real sense of 'Mediterranean living' about this highly adaptable and versatile home.

As you make your way upstairs, you will find a spectacular double aspect landing leading on to a further selection of well-appointed bedrooms, each exuding warmth and tranquillity. The master suite is a true oasis, with far reaching dual aspect views, and complete with a spacious ensuite bathroom. The 2 additional bedrooms are equally delightful, offering comfortable spaces for rest and rejuvenation, both also with ensuite bathrooms.

Outside, Church Barn is set within enchanting grounds that provide a sense of tranquillity and privacy. The meticulously landscaped gardens offer a peaceful retreat, perfect for enjoying the beauty of nature, or hosting outdoor events in the warmer months. A spacious driveway provides ample parking for residents and guests.

Located near Shifnal, this exceptional property benefits from a prime location that combines the serenity of a countryside retreat, with the convenience of nearby amenities. Shifnal offers a charming selection of shops, cafes, and restaurants, creating a vibrant community atmosphere. Don't miss the opportunity to own this remarkable home, where timeless elegance meets modern comfort. Immerse yourself in its idyllic location, and create memories to last a lifetime.

## Ground Floor

Entrance Hall, Drawing room, Dining room, Kitchen-Breakfast room, Sitting room, Office, 3 bedrooms, shower room, plumbed ensuite room, further reception room, laundry room, store room.















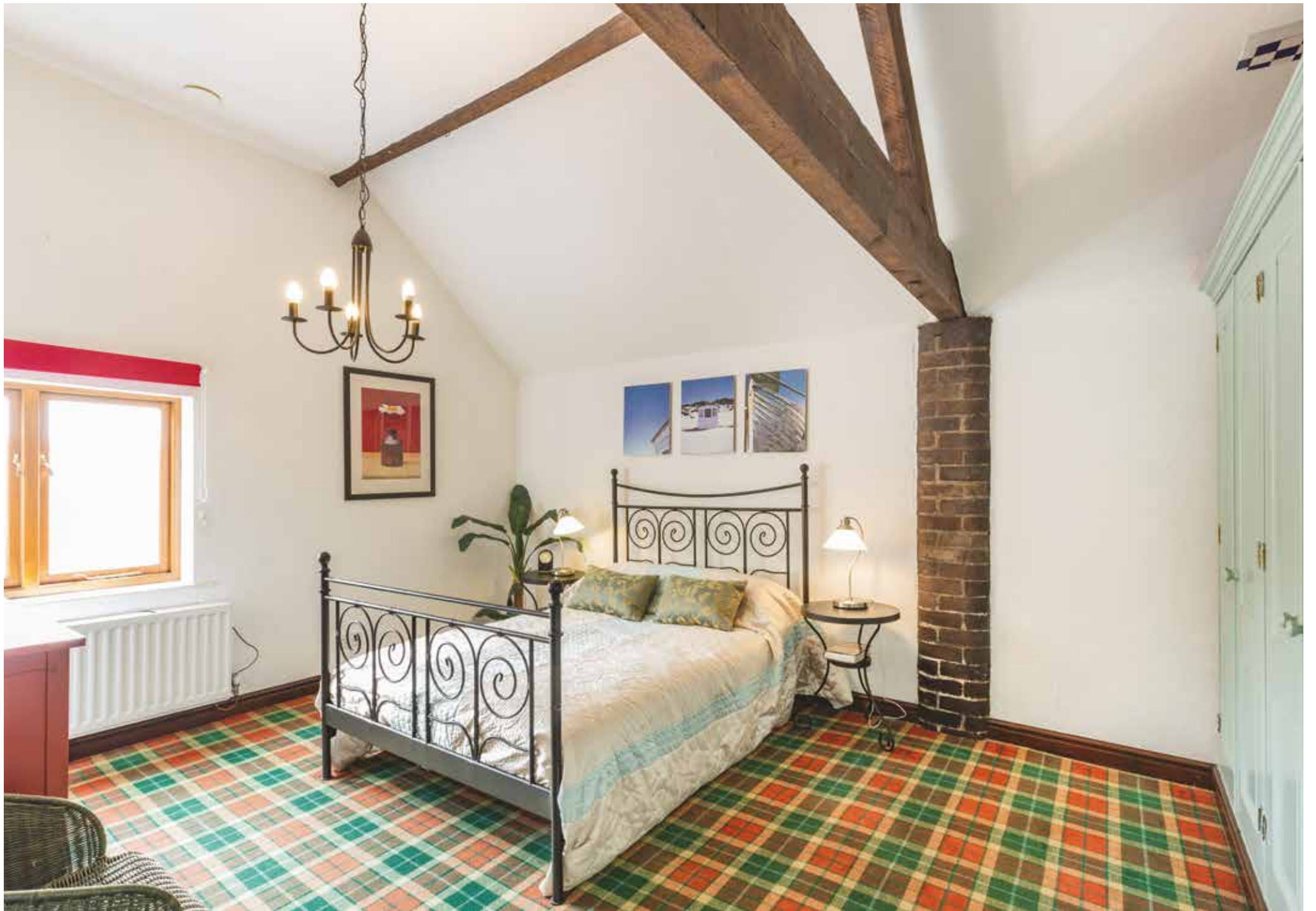
# KEY FEATURES

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First Floor  
Landing, Master suite with bedroom and ensuite, 2 further bedrooms, both benefitting from en suite facilities.













## Outside

Private driveway to the front offering ample parking for numerous cars, with additional access to the private paddock which is located adjacent to the property, and gated side access to the property, which offers secluded mature gardens and lawns while also benefitting from far reaching views. The private internal courtyard offers heated swimming pool, with timber summer house to the side and further mature plants and shrubs in borders, while the garage can be accessed from the courtyard and driveway.



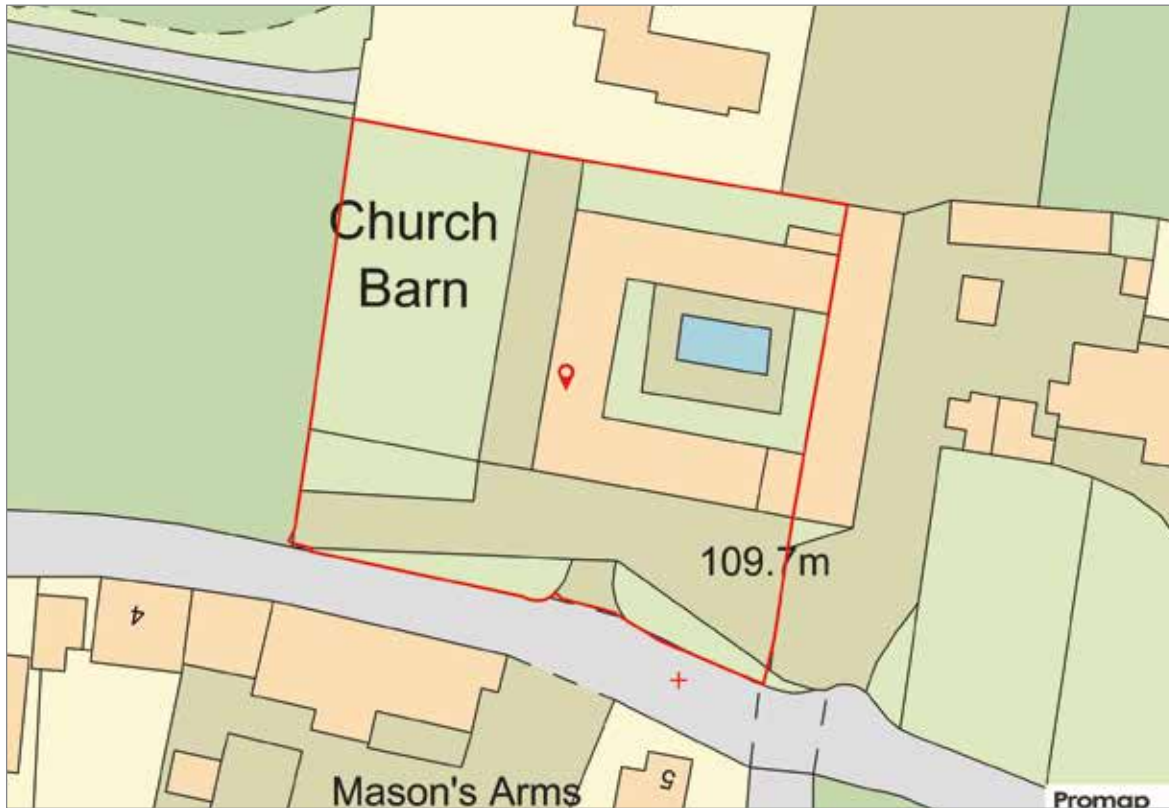








# INFORMATION



## Location

Shifnal - 3 miles, Telford 5.1 miles, Bridgnorth -9 miles, Shrewsbury - 21.5 miles, Ludlow - 28.8 miles, Birmingham - 31.7 miles.

## Services

We are advised by our client that there is mains water, electricity and sewage connected. The central heating system has two oil fired boilers. Verification should be obtained by your surveyor.

## Local Authority

Council: Shropshire County Council  
Council Tax Band: G

Tenure: Freehold

EPC Rating: F

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01952 780778.

## Website

For more information: <https://www.fineandcountry.co.uk/telford-estate-agents/contact>

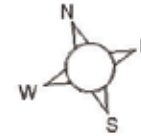
## Opening Hours

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 3 pm

£ 1,375,00

**Church Barn, Hall Lane, Kemberton, Shifnal**  
**Approximate Gross Internal Area**  
**Main House = 4976 Sq Ft/462 Sq M**  
**Garage = 250 Sq Ft/23 Sq M**  
**Total = 5226 Sq Ft/485 Sq M**



The position & size of doors, windows, appliances and other features are approximate only.  
 □□□□ Denotes restricted head height  
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Tenure: Freehold  
 Council Tax Band: G



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 15.06.2023





# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



**JULIAN AMOS**  
PARTNER AGENT

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'I'm a family man with 22 years experience within the UK luxury property market, having worked at high end agencies within Shrewsbury, the Home Counties and Prime central London . Having re-located back to Shropshire with my young family back in early 2020, I'm now delighted to be able to offer my clients the very best possible standard of bespoke agency, advice and marketing know how.'

THE FINE & COUNTRY  
FOUNDATION

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