



St Andrews Barn, Church Stretton, SY6 6RE
Price £575,000

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St Andrews Barn, Church Stretton

This enchanting barn conversion, has two bedrooms, which consist of a large Master suite with dressing room and en-suite , guest bedroom and family bathroom. Set in a rural village location in the hamlet of Little Stretton. Countryside views. Internal viewing highly recommended.

FEATURES

- Beautiful Grade II listed barn conversion
- Large kitchen/dining/family room
- Elegant drawing room
- Master suite with dressing room and en-suite
- Guest bedroom
- Family bathroom
- Open Stone Barn and Parking
- Village location

Material Information

Price £575,000
Tenure: Freehold
Local Authority: Shropshire
Council Tax: E
EPC: (null)
 For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction

This beautiful Grade II listed barn conversion is offered to the market in move-in-condition and the size of the rooms is magical, just like the barn itself. Offering a large open plan kitchen/ dining room, elegant drawing room, two bedrooms an en-suite and family bathroom.

Property Description

Enter this beautiful barn through a fully double glazed entrance door with full length double glazed windows to each side and a further inset window. You are greeted by solid oak flooring with underfloor heating, stairs which lead to first floor and an under stairs cupboard housing Worcester Combi-boiler. There is a utility room/guest cloakroom with solid oak flooring with underfloor heating, low level WC with built in cistern, range of floor units with composite sink, drainer and mixer tap and laminate work surface over. The large open plan kitchen/dining/family room is located on the left of the entrance hall and has solid oak flooring with underfloor heating, a range of kitchen units both floor and wall mounted including corner cupboard and a double door glazed china cupboard. There is a Belfast sink with mixer tap and a composite sink with drainer and mixer tap, an integrated double electric oven, Siemens dishwasher, butchers block work surfaces, illuminated worktops, kitchen island with integrated hob, extractor hood over, pull up power points and a breakfast bar. This light and bright kitchen has space for a dining table and chairs as well as room for a comfy sofa, in which to sit and look out of the picture window at the farm and open countryside. Go back through the entrance hall and here you will find the elegant drawing room

with solid oak flooring which has underfloor heating, a double glazed door leading to front yard, further double glazed door leading to the rear garden and three further windows. There is enough space in this wonderful drawing room, in which the light pours through the windows and cast shadows as the sun sets, to take a table and chairs. Take the stairs to the first floor landing which in itself is very spacious with original exposed beam, fitted carpet and radiator. At either end of the this spacious landing you will find the two bedrooms and bathrooms. The Master suite has a window offering wonderful views of the Stretton Hills and a skylight. Incorporated within this elegant large and airy Master bedroom is a dressing room with original exposed beam, floor level windows the entire length of the room with two skylights. There is also an en-suite shower room with solid oak flooring, original exposed beam, walk-in-fully tiled shower, wash hand fitted into two drawer vanity unit tiled splashback and single mixer tap, low level WC with built in cistern, a heated towel rack, skylight, mirror with integrated shaver point and touch lights fitted, extractor fan. Bedroom two is at the other end of the landing, and once again has original exposed beams radiators and skylights. The family bathroom has solid oak flooring, original exposed beam, oak panelled corner bath with tiled surround, wash hand basin with tiled splashback, fully tiled corner shower enclosure, low level WC with built in cistern, skylight and heated towel rack.

Garden

Large enclosed shared yard laid down to gravel with clearly defined areas and flower borders, parking for 3 cars and enclosed lawned area to the rear of the property.





Outbuilding

Open fronted stone building.

Services

Mains electricity, Water and Drainage are connected. Oil fired central heating.

Council Tax band : E

Local authority: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND

Telephone 03456 789000

Location

Church Stretton lies amidst the South Shropshire Hills midway between Shrewsbury (13 miles) and Ludlow (14 miles) along the A49 road. It can claim to be one of the most beautifully situated towns in England and attracts walkers and country lovers from all over the UK. It is a really thriving community with societies, clubs, public houses and restaurants. It has a population of around 4,000 and being a popular market and tourist town it offers excellent shopping facilities including supermarkets, specialist shops, ladies and men's fashion shops and banks. There are churches, excellent education and recreational facilities, the 'Mayfair' community centre together with good health care, bus and rail communications. Telford lies within easy commuting distance where the M54 gives easy access to the West Midlands and Birmingham.

Directions: From the centre of Church Stretton take the B4370, the continuation of the High Street southwards towards Little Stretton. As you pass through the village St Andrews Barn lies opposite the black and white Tudor style Church.

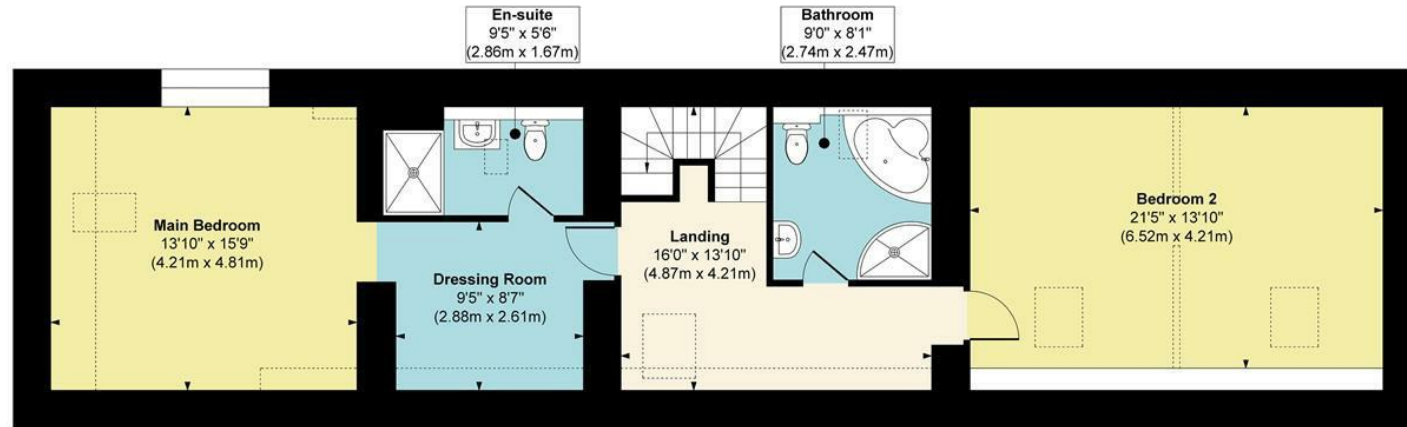
DIRECTIONS

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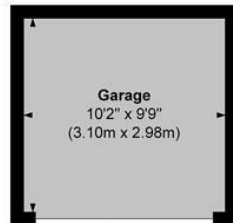




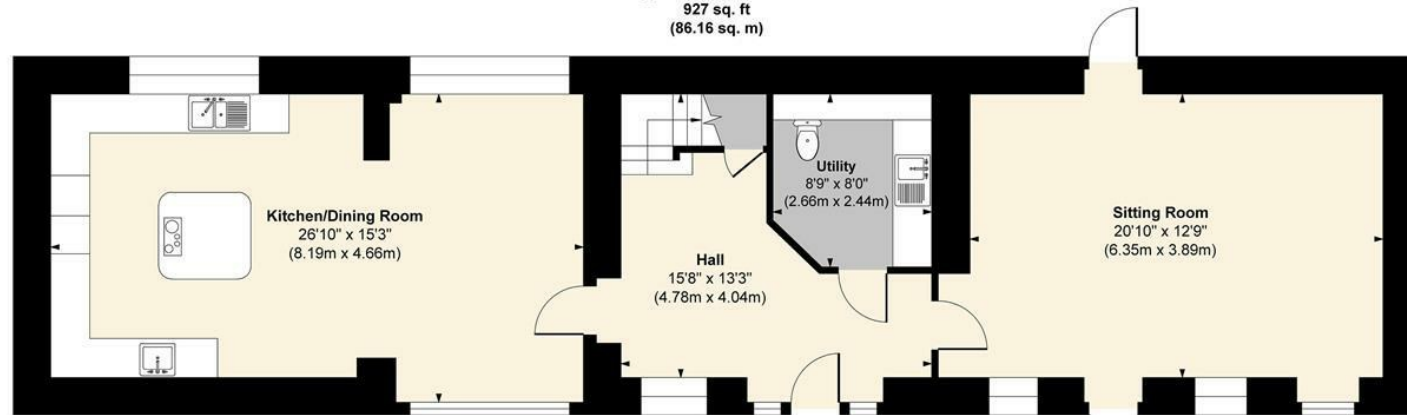
St Andrews Barn, Little Stretton , Shropshire, SY6 6RE



First Floor
Approximate Floor Area
927 sq. ft
(86.16 sq. m)



Garage
Approximate Floor Area
99 sq. ft
(9.23 sq. m)



Ground Floor
Approximate Floor Area
989 sq. ft
(91.93 sq. m)

Approx. Gross Internal Floor Area
Main House = 1916 sq. ft / 178.09 sq. m
Garage = 99 sq. ft / 9.23 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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