



SAMUEL WOOD

The Threshing Barn, West Felton, Oswestry, Shropshire, SY11 4HE

Asking Price £179,000





Nestled within the serene, rural beauty of Shropshire, this extraordinary opportunity presents itself: the chance to renovate a former Threshing Barn into a five bedroom luxury residence with full planning permission. Situated approximately 14 miles from the historic market town of Shrewsbury, this Grade II Listed structure is a true gem within the heart of countryside. This is more than just a renovation project, its a chance to create a dream home in a picturesque countryside setting.



- Development Opportunity
- For a Stunning Barn Conversion
- Grade II Listed
- Garden and Off Road Parking
- Shropshire Council Planning Reference: 22/01466/FUL
- North West Shropshire Countryside

### Location

The barn is located in a tranquil rural Shropshire setting, offering the perfect escape.

Also just seven miles away, Oswestry provides a wealth of amenities, from shopping to dining, ensuring you have everything you need in reach.

West Felton - A charming village, on the doorstep of your future residence. Amenities include a church, primary school and public houses.

The spacious interior of the barn provides ample room for crafting a five bedroom masterpiece, complete with the finest modern amenities.

### Proposed Accommodation Ground Floor

- Entrance Hall
- Laundry Room (3m x 2.7m)
- Bathroom 2.9m x 1.7m)
- Dining Hall (5m x 1.7m)
- Sitting Room (5.1m x 4.8m)
- Kitchen (5m x 5m)
- Bedroom 1 (4.6m x 3.9m)
- En-Suite (2.1m x 2m)
- Bedroom 2 (2.4m x 2m)
- Bedroom 3 (3.7m x 4.7m max)

### Proposed Accommodation First Floor

- Bathroom (2.1m x 1.8m)
- Bedroom 4 (3.9m x 3.7m)
- En-Suite (1.9m x 1.8m)
- Bedroom 5 (4.36m x 2.9m)

### Off Road Parking

Convenience is key, and this opportunity includes off road parking.

### EPC

This property is currently exempt from requiring an EPC.

### Directions

We recommend following the What3Words ///firework.frost.inflamed to direct you to the property.

### Services at the property

We understand that mains water and electricity are available. We have not arranged for services to be tested and assume in good working order.

Broadband Speed: Basic 7 Mbps & Superfast 1000 Mbps

Flood Risk: Very Low.

### Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: tbc

### Tenure

We understand the tenure is Freehold.

### Mortgage Services

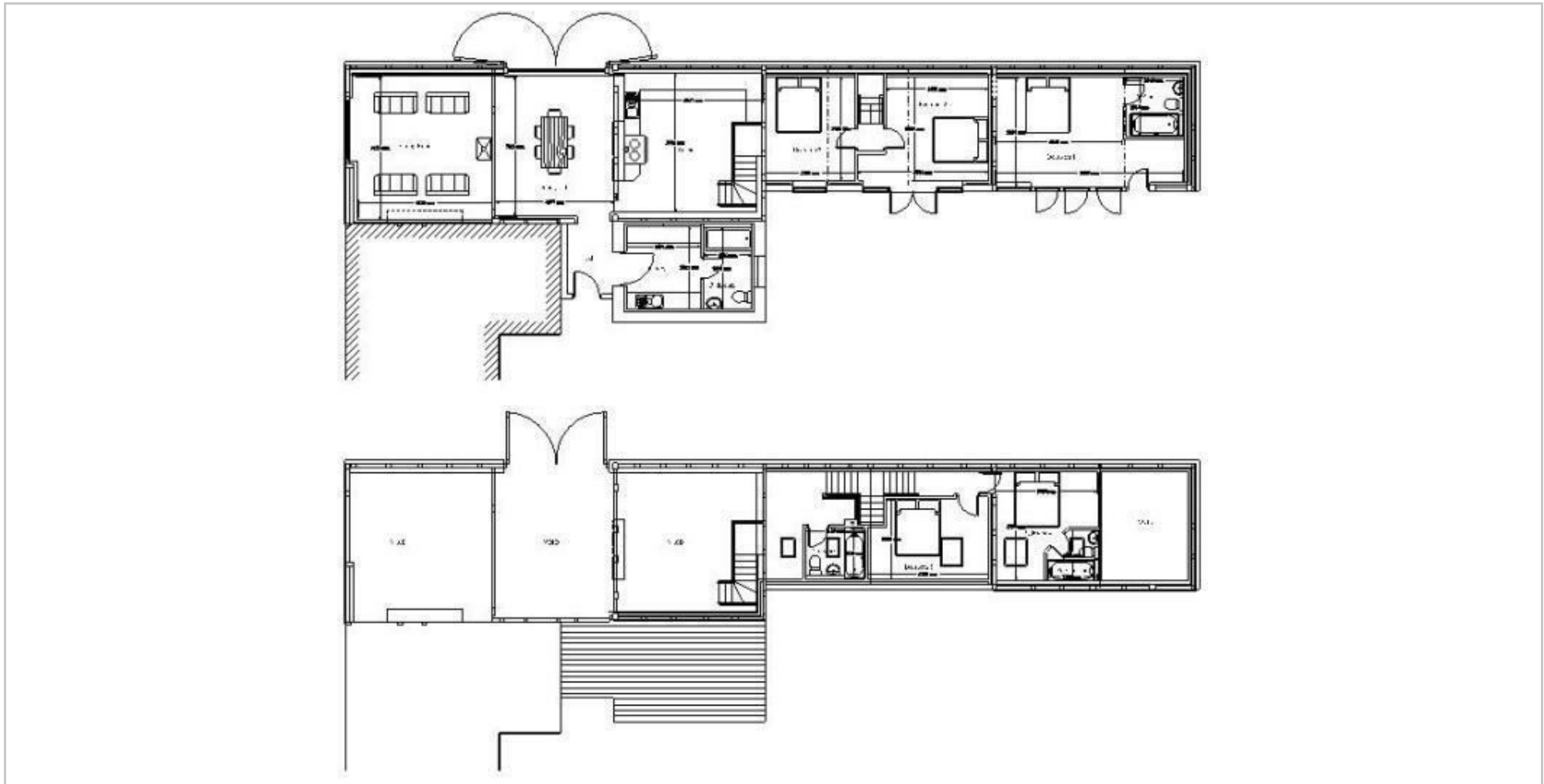
We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

### Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



## Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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