



SAMUEL WOOD

The Malthouse, 9 Barnyard Close, Westbury, Shrewsbury, Shropshire, SY5 9DF

Offers In The Region Of £665,000



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- Beautifully Presented Family Home
- Four Generous Sized Bedrooms
- Stunning Open Plan Garden Room
- Gas Heating & Triple Glazing
- Solar Panels with a Tesla battery & 6.8 KWH system
- Recently Extended & Improved Throughout
- Spacious Reception Rooms
- Family Bathroom & Two En-suites
- Double Garage & Driveway
- EPC Rating A

Samuel Wood is delighted to offer for sale this beautifully presented four bedroom family home nestled in the idyllic village of Westbury in Shropshire. Recently improved and extended the property provides spacious contemporary living complemented by pleasantly landscaped gardens and a double garage. Solar panels combined with a Tesla battery ensure eco friendly daily running at a low cost. The Tesla battery has the ability to run the house for a whole day in the instance of a power cut. Viewing is highly recommended by the selling agent.

The Malthouse at Barnyard Close stands as a testament to modern comfort and luxury. Recently enhanced and expanded, this four-bedroom detached property offers a tranquil retreat with its picturesque surroundings. Triple glazing ensures an impressive energy rating of A. The ground floor welcomes residents with a spacious open-plan garden room, adorned with underfloor heating to ensure warmth and comfort year-round. An impressive living room provides a feature fireplace complete with new high specification log burner, and opening to the large kitchen, with utility room and WC catering to practical needs with style and efficiency. Additionally, there is a further reception room / ground floor bedroom five.

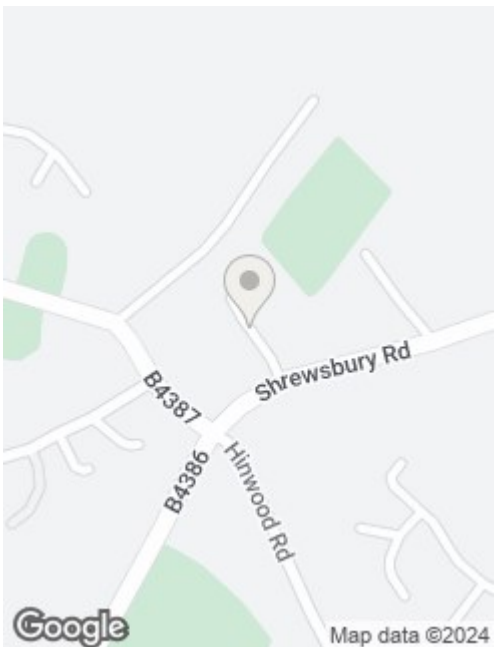
Ascending to the first floor, The Malthouse unveils its sleeping quarters, boasting four generously proportioned double bedrooms. Among them, two en-suite bathrooms complement the master suite, providing privacy and convenience for residents. A well-appointed family bathroom serves the remaining bedrooms, ensuring every member of the household enjoys the utmost comfort and convenience. With ample natural light streaming through its windows, each room exudes a sense of serenity and tranquility, inviting residents to unwind and rejuvenate in their personal sanctuaries.

Outside, The Malthouse presents a captivating landscape, characterised by a meticulously maintained rear garden offering breath-taking rural vistas.

Enhanced by the presence of solar panels adorning the roof of both the house and its double garage, residents can revel in eco-friendly living while enjoying reduced energy costs. Furthermore, the integration of a Tesla battery ensures reliable power storage, underscoring the property's commitment to sustainable living practices. Whether basking in the beauty of the natural surroundings or indulging in the modern amenities within, this property offers an unparalleled residential experience where luxury and sustainability converge seamlessly.







Directions

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage. The property benefits from triple glazing with new windows and external doors and an alarm system.

Broadband Speed: Basic 9 Mbps & Superfast 80 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

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

Council Tax Band: E

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

Referral Services: 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.







Approximate total area⁽¹⁾
1795.69 ft²

Reduced headroom
1.4 ft²

(1) Excluding balconies and terraces

[] Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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