



SAMUEL WOOD

Corner Barn, 4 The Barns, Booley Home Farm, Stanton Upon Hine Heath, Shropshire,
Offers In The Region Of £595,000



Hand me the Prosecco & watch me become Fabulous!

CREAM

BUTTER

FENNEL

SAGE

GARLIC

THYME

MINT

OLEY DAY

COFFEE

TEA

CREAM

AGA

Corner Barn, 4 The Barns

Booley Home Farm, Stanton Upon Hine Heath, Shropshire, SY4 4LY



- Impressive Traditional Sandstone Barn
- Spacious Living Room with Log Burner
- Day Room / Dining Hall
- Residents' Recreation Area
- Delightful Gardens & Views
- Stunning Location with Delightful Rural Walks
- Beautiful Handcrafted Kitchen
- Five Bedrooms & Three Bathrooms
- Residents' & Visitor Parking Area
- EPC Rating D

Introducing The Corner Barn, the largest conversion in this charming courtyard setting of predominantly sandstone barns. With five bedrooms and three bathrooms, this large and stylish interior accommodation provides a blend of rural charm and modern comfort. Located in the delightful hamlet of Booley, approximately 12 miles from the county town of Shrewsbury with its cosmopolitan facilities, while still enjoying the tranquility of rural living. A short drive away the village of Shawbury provides excellent local amenities, making it a convenient location for daily essentials. With its lovely rural views and aspects, The Corner Barn offers a serene escape from the hustle and bustle of everyday life. An inspection of this stunning and spacious property is essential to truly appreciate all it has to offer.

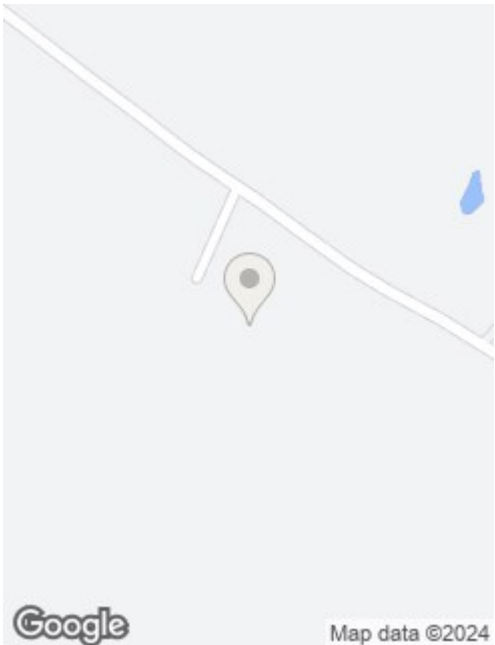
As you enter the ground floor, you'll be greeted by a large and impressive living room complete with a wood burner, perfect for those chilly evenings. The beautiful, handcrafted kitchen has granite worktops and the combination of a traditional Aga and contemporary appliances, while the adjacent dining/day room features a staircase ascending to the upper level. A convenient utility room and guest WC complete the ground floor layout.

Ascending to the first floor, the landing showcases exposed stonewalling, adding character to the space. You'll find five bedrooms - two of which boast en-suite facilities, providing both comfort and convenience. A traditional nostalgic style bathroom adds to the charm of this level.

Nestled within Booley Home Farm, The Corner Barn enjoys a prominent position. Access is given to the Barns over the gravelled drive and courtyard areas, providing visitor parking as well as the residents recreational area which is ideal for your outdoor socialising and activities. Separate gated access to the individual driveway ensures private car parking for the property together with access to the Garage.







Directions

From Shrewsbury, Booley can be reached via the A49 or the A53. From the A49, travel through the villages of Hadnall and Preston Brockhurst and turn right signposted to Stanton/Booley. Meander along this country lane for approx one mile, passing Moston Farm on the right. Then bear left. Continue and turn right signposted Booley and climb the bank where Booley Home Farm and Barns are located on the right-hand side. Proceed over the cattle grid, parking in the gravelled visitors area. What3words: lamp.subtitle.elevates

Services: We understand that the property has oil heating, mains electricity, mains water and private drainage (shared septic tank).

Broadband Speed: Basic 13 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Agents Note: Our clients make a contribution of £10 per week per property to the Residents Fund. This fund covers the maintenance of the shared areas, the gravelled driveway and courtyard together with maintenance of the residents recreational area / field and additional ongoing improvements agreed by the residents.

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

Council Tax Band: tbc

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.





GROUND FLOOR
1289 sq.ft. (119.8 sq.m.) approx.



1ST FLOOR
1124 sq.ft. (104.4 sq.m.) approx.



TOTAL FLOOR AREA : 2413 sq.ft. (224.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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
2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF
Tel: 01743 272710 | shrewsbury@samuelwood.co.uk