



SAMUEL WOOD

The Stable, Pontesbury, Shrewsbury, Shropshire, SY5 0XP

Asking Price £575,000



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- Beautifully Presented Barn Conversion
- Stunning Rural Views
- Three Generous Sized Bedrooms
- Cinema Room
- LPG Gas Central Heating
- Extensive Plot
- High Specification Kitchen
- Double Garage
- Landscaped Wrap Around Garden with Summer House & BBQ Area
- EPC Rating D

Samuel Wood is delighted to offer for sale this stunning barn conversion in Arscott, west Shropshire. The subject of a recent internal and external renovation this property boasts a well designed layout with high specification living spaces throughout. Complemented by a beautiful wrap around garden offering excellent rural views of the south Shropshire countryside, a double garage with cinema room, three vehicle driveway and separate paddock. A stone's throw from the popular Arscott golf course viewing of this charming home is highly recommended by the selling agent.

Located in the picturesque hamlet of Arscott, in West Shropshire, this stunning three-bedroom detached barn conversion offers the perfect blend of rustic charm and modern convenience. The property features a spacious and beautifully designed interior, all on a single floor. It includes three well-appointed bedrooms, a high-spec shower room, and a contemporary kitchen equipped with the latest integrated appliances, including a wine cooler and granite worktops. A standout feature is the built-in Grohe kettle tap for instant hot beverages. The living room is the heart of the home, featuring a cosy fireplace, oak flooring and double doors that open to the rear, providing access to breathtaking rural views.

The exterior of the property is equally impressive, boasting a wrap-around garden that offers stunning vistas of the surrounding countryside. This outdoor space is perfect for entertaining, with a dedicated BBQ area and a charming summer house, ideal for enjoying the long summer evenings. The property also includes a separate paddock, making it a great choice for those seeking additional space with the whole plot equating to a quarter of an acre. The detached double garage offers not only ample storage but also a cinema room above, providing a private retreat for movie nights.

Additionally, the property is conveniently equipped with a three-car driveway, ensuring ample parking space for residents and guests. Recent upgrades include a new boiler and some radiators, enhancing the home's energy efficiency, electrical work to offer extra sockets and new light fittings, built in wardrobe and new carpet in a bedroom, new wooden flooring in the office/bedroom as well as opening up the above head height storage space. With its blend of luxury and practicality, this barn conversion in Stable, Arscott, represents a rare opportunity to enjoy the best of rural living in a beautifully appointed home.







Directions

Services: We understand that the property has LPG gas heating, mains electricity, mains water and private drainage (sewage plant).

Broadband Speed: Basic 16Mbps & Superfast 60Mbps

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: D

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.







Floor Plan

Floor Area: Approx 93.1 SQ. Metres - (1001.9 SQ feet)

TOTAL: 89.9 m² (968 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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