



SAMUEL WOOD

Sketts Barn, Walton, Telford, Shropshire, TF6 6AN

Offers Over £550,000







# Sketts Barn,

Walton, Telford, Shropshire, TF6 6AN



- Beautifully Presented Family Home
- Extensive Plot
- Three Generous Sized Bedrooms
- Double Sized Garage
- Oil Central Heating
- Idyllic Location
- Landscaped Courtyard
- High Specification Enigma Kitchen
- Stunning Rural Views
- EPC Rating D

Samuel Wood is delighted to offer for sale this beautifully presented barn conversion in Walton, north east Shropshire. The immaculate home featured on escape to the country in 2016 provides a well designed layout, with contemporary yet traditionally charming living spaces. Complemented by a five car driveway, double sized garage and wonderfully landscaped gardens. This property benefits from a communal pond with stunning rural views. Positioned close to High Ercall a pretty village boasting amenities such as a shop, school, church and tennis court. Sketts Barn is conveniently equidistant between Shrewsbury and Telford. Viewing is highly recommended by the selling agent.

Sketts Barn is a beautifully renovated, three-bedroom semi-detached barn conversion located in Walton, near High Ercall. The ground floor is highlighted by a bespoke Enigma kitchen completed with integrated appliances, which seamlessly extends into a garden room, offering a bright and airy space that has been thoughtfully extended by the current owners. Additionally, there is a charming living room that exudes character with hand made fitted furniture, exposed brick, beams and stained glass window connected to the kitchen.

Upstairs, the property boasts three generously sized bedrooms, each designed with comfort in mind, master bedroom providing a luxurious en-suite. The high-specification family bathroom serves the remaining two bedrooms, featuring modern fittings and fixtures that add a touch of luxury to the space. The overall layout and finish of the first floor contribute to a sense of spaciousness and quality throughout the home.

Externally, Sketts Barn offers an impressive array of outdoor features. The property includes a beautiful courtyard, a double-sized garage, and a driveway with ample space for five vehicles. There is also hard standing for a caravan and an additional garden area complete with a vegetable patch, perfect for those with a green thumb. The barn is part of a small community of six properties that share and maintain a picturesque pond, offering stunning rural views. This charming property even gained recognition when it was featured on the popular television show "Escape to the Country" in 2016.











## Directions

Services: We understand that the property has oil heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 16 Mbps & Superfast 71 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford , TF3 4JG

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.

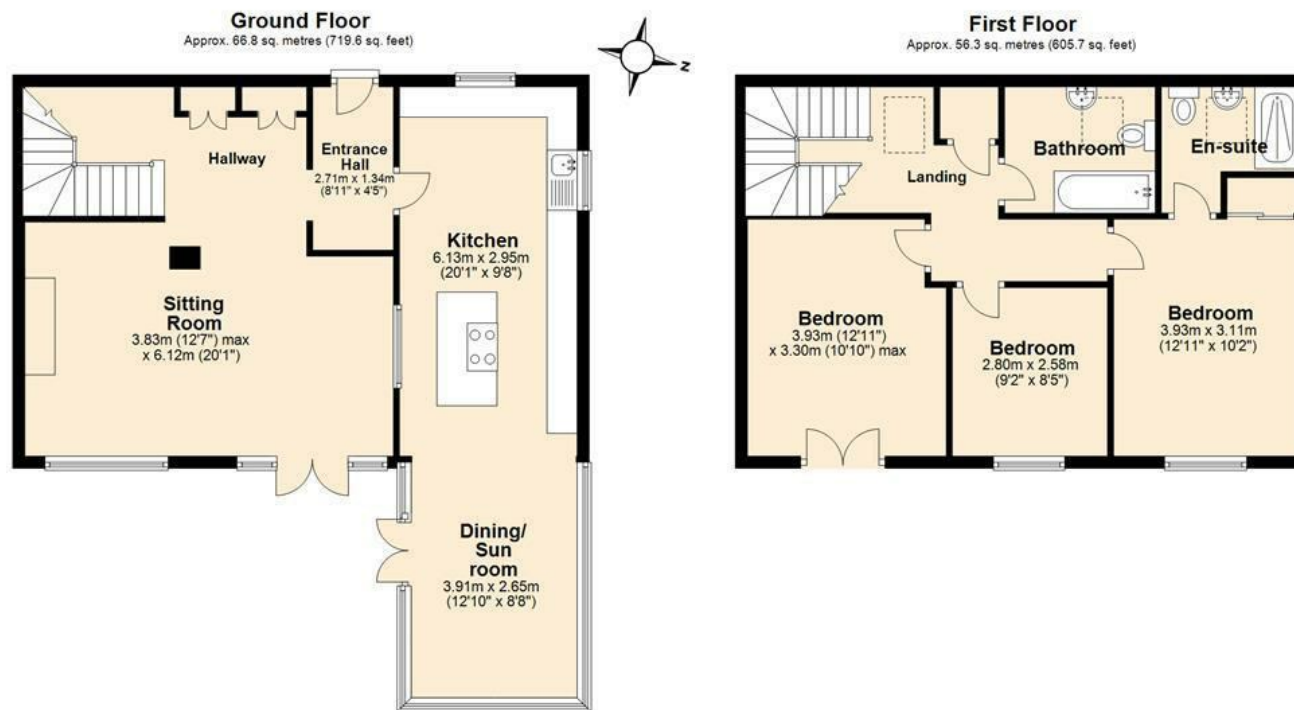












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This Plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

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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