



SAMUEL WOOD

The Coach House, Horton Lodge Barns, Cruckton, Shrewsbury, Shropshire, SY5 8PW

Offers In The Region Of £450,000



# The Coach House, Horton Lodge Barns

Cruckton, Shrewsbury, Shropshire, SY5 8PW



- Stunning fully modernised former Coach House
- Original features & bespoke double glazed windows
- Spacious master bedroom suite
- Stunning views across local countryside
- Excellent road links to A5, M54 and beyond
- High specification interior fittings
- Large living room with log burner and beams
- Delightful part-walled garden with terrace
- Approx. 3.5 miles to Shrewsbury town centre
- EPC Rating: C

Discover the unique charm of The Coach House at Horton Lodge Barns, nestled in the picturesque countryside near Shrewsbury. This impressive property, occupies a prime corner position within a select development of only five homes. As you enter through automated gates and proceed along the sweeping driveway, the beauty of this exclusive setting becomes immediately apparent. The Coach House boasts a generous 119 m<sup>2</sup> of living space, perfectly designed to offer both comfort and style. Horton Lodge Barns are conveniently located approximately 3.5 miles from Shrewsbury town centre and renowned Shrewsbury Schools plus being just 2.2 miles to The Royal Shrewsbury Hospital. We highly recommend an interior inspection to fully appreciate the location, quality and character of this exceptional property.

Upon entering, you're welcomed by a spacious reception hall with guest cloakroom WC, the hall flows effortlessly into a stunning living room, complete with a wood burner and exposed painted beams, creating a warm and inviting atmosphere. The contemporary Shaker-style dining kitchen is both practical and elegant, ideal for modern living, and includes handmade resin worktops with under counter led lighting, integrated appliances and underslung stainless steel sink with Quocker boiling water tap.

The first floor includes a master bedroom suite with built-in wardrobes and a stylish high spec principal bathroom with a free-standing bath, separate shower cubicle and wall-mounted wash hand basin with cabinet below. The second double bedroom also benefits from a stylish en-suite shower room.

This property is further enhanced by new bespoke double glazed windows, new energy efficient oil heating system, two dedicated parking spaces and a large, part-walled garden with a private patio which offers the perfect space for outdoor entertaining.

Whether you're looking for a primary residence, a second home, or a convenient setting for retirement, The Coach House offers unparalleled versatility, combining modern luxury with timeless comfort in a community designed to cater to your every need.







## Directions

On leaving Shrewsbury take the B4386 heading towards Montgomery. Continue on this road for approximately two miles and Horton Lodge Barns is located on the right hand side, clearly indicated by Samuel Wood sale boards. <https://w3w.co/indirect.reset.edit>

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

Broadband Speed: Basic 7 Mbps.

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

The property is being sold subject to and with the benefit of light, support, drainage, water and electricity supplied and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and oil and other pipes whether referred to in these particulars or not.

Each homeowner will be required to make a contribution of approximately £500 per annum to the Residents Fund which is governed by the Residents Association. This fund covers the maintenance of the shared areas, the gravelled driveway, mowing of lawns for each plot, maintenance and emptying of shared treatment plant and additional improvements agreed by the residents.

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

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.

These details are awaiting final approval and may be subject to some changes.

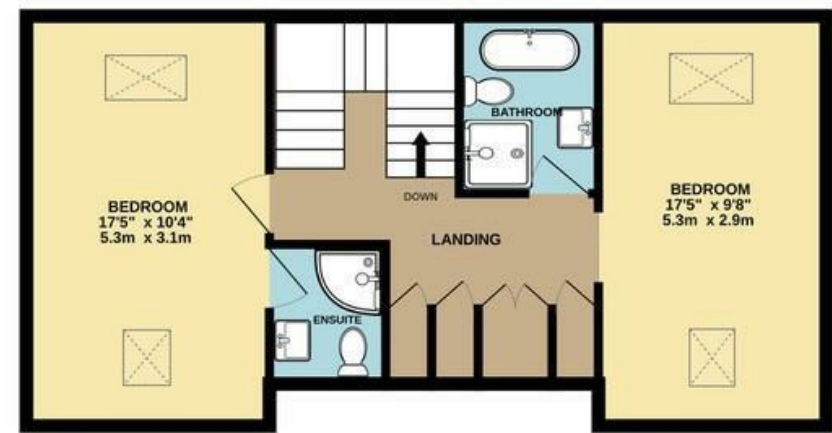




**GROUND FLOOR**  
600 sq.ft. (55.8 sq.m.) approx.



**1ST FLOOR**  
566 sq.ft. (52.6 sq.m.) approx.



**TOTAL FLOOR AREA: 1166 sq.ft. (108.4 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  
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