



SAMUEL WOOD

The Saddlery, Horton Lodge Barns, Cruckton, Shrewsbury, Shropshire, SY5 8PW

Offers In The Region Of £335,000



The Saddlery, Horton Lodge Barns

Cruckton, Shrewsbury, Shropshire, SY5 8PW



- Modernised character home in private development
- Contemporary open plan living space
- Original features & bespoke double glazed windows
- Glorious countryside views
- Two dedicated parking spaces
- High specification Shaker-style kitchen
- Luxury bathroom with free-standing bath
- Part-walled garden & private terrace
- Approx. 3.7 miles from Shrewsbury town centre
- EPC Rating: C

Horton Lodge Barns is an exclusive development of just five bespoke dwellings, thoughtfully reimagined for contemporary living while retaining the traditional charm and character of their original design. Set in a peaceful rural setting, this unique collection of homes offers a tranquil retreat with all the modern comforts one would expect. Despite its serene location, the vibrant town of Shrewsbury is close by, offering a wealth of cultural experiences, including Theatre Severn, an array of independent shops, and excellent eateries. The picturesque Quarry Park is perfect for leisurely walks and enjoying nature. Local amenities, such as supermarkets, doctor and dentist surgeries, pharmacies as well as florist and an award winning local farm shop, are all conveniently nearby, ensuring ease of day-to-day living. Horton Lodge Barns offers a rare opportunity for those seeking a sophisticated, relaxed lifestyle in a beautiful countryside location.

Step inside to discover a thoughtfully designed interior that blends contemporary style with the charm of its period. The heart of the home is a brand new Shaker-style kitchen, beautifully appointed with stylish finishes including, handmade resin worktop with under counter led lighting, stainless steel sink with Quocker boiling water tap, integrated appliances as well as ample storage. Adjoining the kitchen is a spacious living room with wood burner, enhancing the character and comfort of The Saddlery.

This property offers two generously sized bedrooms, each designed with comfort in mind. The master bedroom boasts a luxurious en-suite bathroom, while the second bedroom is served by a stylishly appointed family bathroom. Bespoke windows throughout the property not only add to the aesthetic appeal but also contribute to its energy efficiency, alongside the oil-fired central heating system that ensures year-round comfort.

Outside, the charm continues with a delightful part-walled garden, perfect for relaxing, entertaining, or simply enjoying the peaceful surroundings. The space is thoughtfully landscaped, providing a private oasis that complements the interior's stylish design.

The Saddlery is more than just a two-bedroom property; it's a beautifully crafted home that offers a harmonious blend of traditional charm and contemporary living. With its exceptional location and elegant interior, this property presents a rare opportunity to enjoy a refined lifestyle in the heart of the countryside, just a short drive from Shrewsbury.







HORTON LODGE
BARNs



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>

Agents note: some of the images are produced with CGI.

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

Broadband Speed: Basic 7 Mbps

Starlink and Airband both offer satellite broadband 50 - 100 Mbps speeds (via a small dish)

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.

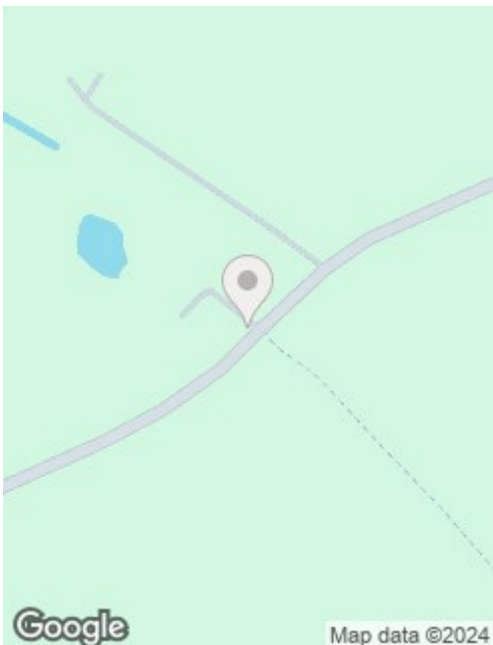
Each homeowner will be required to make a contribution of approximately £500 per annum to the Residents Fund which is governed by the Residents Association. This fund covers the maintenance of the shared areas, the gravelled driveway, mowing of lawns for each plot, maintenance and emptying of shared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





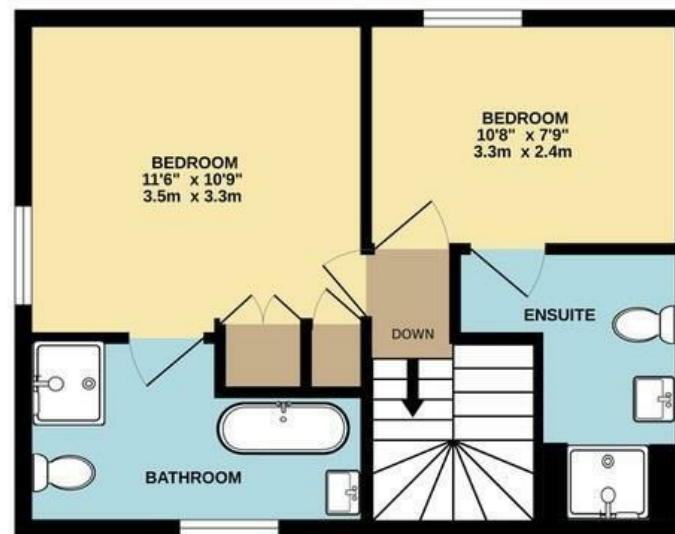


Floor Plans

GROUND FLOOR
376 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 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