



SAMUEL WOOD

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

Offers In The Region Of £550,000



****STAMP DUTY PAID**** 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.

- Stunning property in private development
- One of five reimagined homes
- Original features & bespoke double glazed windows
- Three bedrooms & two bathrooms
- Sitting room & stylish dining kitchen
- High specification internal fittings
- Large garden & two dedicated parking spaces
- Stunning views to the adjacent countryside
- Approx 2.2 miles from Royal Shrewsbury Hospital
- EPC Rating C

Inside, every detail has been meticulously designed to create a stunning living environment. The spacious sitting room invites relaxation, while the sleek, fully modernised kitchen and dining area provide the perfect backdrop for entertaining 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 offers three beautifully appointed bedrooms, including a master suite with a luxurious en-suite bathroom, additionally a well-appointed principal bathroom.

The Granary at Horton Lodge Barns presents an exceptional opportunity to own a slice of refined living with easy driving distance to Shrewsbury, the Royal Shrewsbury Hospital and Shrewsbury School. Features include two dedicated car parking spaces, underfloor heating throughout the ground floor, bespoke double glazed windows, new energy efficient oil fired central heating and a good sized part walled lawned garden, comfort and convenience are at the forefront of this thoughtfully converted home.

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.

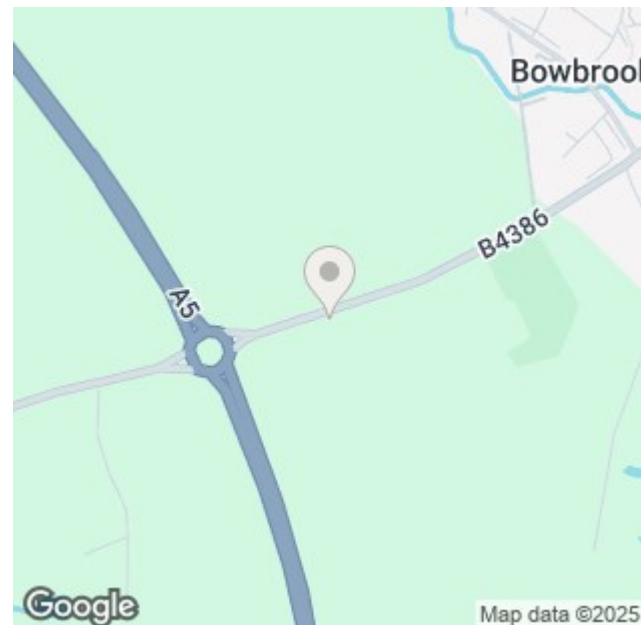
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000 Council Tax Band: C

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.

** Stamp duty paid will be considered but, not guaranteed. Strict terms and conditions will apply.



Floor Plans



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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