



SAMUEL WOOD

Top Moss, 5 Booley Home Farm, Stanton Upon Hine Heath, Shrewsbury, Shropshire, SY4

Offers In The Region Of £550,000







# Top Moss, 5 Booley Home Farm

Stanton Upon Hine Heath, Shrewsbury, Shropshire, SY4 4LY



- Impressive Traditional Sandstone Barn
- Stunning Breakfast Kitchen bathed in Natural Light
- Four Good Sized Bedrooms & Two Bathrooms
- Enclosed Rear Garden with Countryside Views
- Residents' & Visitor Parking Area
- Stunning Location with Delightful Rural Walks
- Spacious Living Room with Log Burner
- Energy-efficient Living
- Residents' Recreation Area
- EPC Rating C

Top Moss, Booley – A striking barn conversion in a picturesque Shropshire hamlet, nestled within rolling countryside and offering exceptional charm. This exclusive development of six courtyard conversions thoughtfully preserves its agricultural heritage while providing contemporary, energy-efficient living. Built from local sandstone, the property blends seamlessly into its idyllic surroundings. Booley offers a tranquil yet well-connected setting, with Shrewsbury, Telford, Wem, and Whitchurch all within easy reach, alongside excellent transport links and Stanton Village just 1.5 miles away. Top Moss is a remarkable home that perfectly balances style, sustainability, and practicality—viewing is highly recommended.

Stepping into Top Moss, you are immediately welcomed by an impressive entrance hall, where a striking feature glass panel wall enhances the space with natural light and a contemporary touch, a cloakroom/WC is positioned just off the hallway. The kitchen breakfast room is an exceptional space, designed for both functionality and aesthetics. Featuring a walk-in pantry, solid granite work tops and with full-length picture windows that frame views of the courtyard, this area is bathed in natural light, making it the heart of the home. Quality appliances and stylish finishes ensure a seamless blend of tradition and modernity.

Leading from the hall the spacious living room is both elegant and inviting. A wood-burning stove provides a warm focal point, while French doors open directly onto the delightful rear garden, allowing the beauty of the countryside to flow into the home. For additional practicality, a self-contained utility room houses the air source cylinder, keeping essential services discreetly tucked away. Those requiring flexible living space will appreciate the self-contained home office/study, which can also serve as a boot room with its own direct access to the garden, this room is perfect for remote working, or even a hobby space.

Ascending the staircase, the landing showcases the barn architectural and agricultural heritage, with beautifully exposed brickwork and original timbers giving a sense of character and history. The four generously sized bedrooms all enjoy charming views over the courtyard or surrounding countryside. The master bedroom benefits from a spacious en-suite bathroom, whilst an additional a family bathroom serves the remaining bedrooms.

The exquisite garden at Top Moss is another highlight of this property. Thoughtfully landscaped, it features: Mature planting, providing seasonal colour and privacy together with decking and lawned areas, ideal for outdoor dining and relaxation. A low sandstone wall with a charming rear picket gate, offers both rear access and benefits the rural vistas. Beyond the private garden, residents enjoy access to a beautifully maintained recreational green, ideal for socialising, children's play, or simply unwinding in a peaceful setting. Visitor parking is also available, making it easy to welcome family and friends.

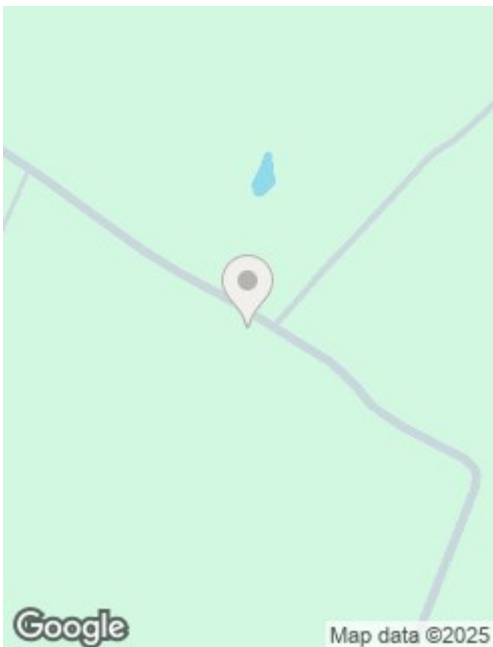
Top Moss forms part of the former Booley Home Farm, a thoughtfully designed conversion that respects the past while embracing modern comforts. Alongside the Barns, Stable Cottage and the former Farmhouse complete the conversions. The local pub at Stanton and welcoming community add to the appeal of the area creating a village environment just minutes from key transport links and services.











## Directions

From Shrewsbury, Booley can be reached via the A49 or the A53. From the A49, travel through the villages of Hadnall and Preston Brockhurst and turn right signposted to Stanton/Booley. Meander along this country lane for approx one mile, passing Moston Farm on the right. Then bear left. Continue and turn right signposted Booley and climb the bank where Booley Home Farm and Barns are located on the right-hand side. Proceed over the cattle grid, parking in the gravelled visitors area.

**Services:** We understand that the property has mains electricity, mains water and private drainage (septic tank). The property boasts an Air Source Heat Pump, providing efficient central heating, as well as two private parking spaces equipped with EV charging points.

**Broadband Speed:** Basic 12 Mbps.

**Flood Risk:** No Risk.

**Tenure:** We understand the tenure is Freehold.

**Agents Note:** Our clients make a contribution of £10 per week per property to the Residents Fund. This fund covers the maintenance of the shared areas, the gravelled driveway and courtyard together with maintenance of the residents recreational area / field and additional ongoing improvements agreed by the residents.

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

**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.













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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