



SAMUEL WOOD

The Hayloft, Shrewsbury Road, Hadnall, Shrewsbury, Shropshire, SY4 4AG

Asking Price £600,000







# The Hayloft, Shrewsbury Road

Hadnall, Shrewsbury, Shropshire, SY4 4AG



- Versatile Accommodation
- Four Generously Sized Bedrooms
- Breakfast Kitchen
- Village Location
- Gas Central Heating
- Stylish Barn Conversion
- Three Bathrooms
- Double Garage
- Delightful Garden
- EPC Rating C

Samuel Wood is delighted to offer for sale this beautifully presented barn conversion in the centre of Hadnall, north Shropshire. Occupying a private position the property boasts a well designed layout with contemporary living spaces that maintain a rustic charm and finished to a high specification. Complemented by a beautifully landscaped garden, spacious double garage and gated driveway with generous parking. Situated in the popular village of Hadnall close to excellent amenities such as a shop, pub, school and easy access to the A49. Viewing is highly recommended by the selling agent.

The heart of the home is the large breakfast kitchen, finished with oak and granite worktops which provides ample space for family dining and entertaining. Adjacent to the kitchen, there is a convenient utility room, WC and a study, ideal for those working from home. The ground floor also includes a generously sized entrance hall that doubles as a dining area, featuring a striking double staircase. The living room provides a comfortable retreat, while a second downstairs family room, accompanied by a bathroom, can serve as a fourth bedroom, offering flexibility for guests or extended family. Wooden framed glass doors in the majority of the downstairs rooms allow plenty of natural light and easy access to the garden. All internal doors are solid oak as well as the flooring in the kitchen, dining room, living room and downstairs bathroom.

Upstairs, the first floor is equally impressive, featuring three well-appointed double bedrooms. The master bedroom includes a private en-suite bathroom, providing a luxurious and private space for relaxation with spectacular views of the pool. The recently renovated family shower room serves the other two bedrooms, offering modern fixtures and a stylish design. Each bedroom is spacious and benefits from the home's high-quality finish, ensuring comfort and elegance throughout.

Outside, The Hayloft boasts beautifully landscaped gardens that provide a serene setting for outdoor enjoyment. The property is accessed via a gated large stone driveway that can accommodate multiple vehicles, offering both security and convenience. An attached generously sized double garage provides additional storage or parking space. The outdoor area is further enhanced by pleasant views of a nearby pool, creating a peaceful and picturesque environment. Overall, The Hayloft is a meticulously finished home, recently redecorated to a high specification, offering both luxury and practicality in a desirable rural location.











## Directions

Take the A49 from Battelfield, continue into the village of Hadnall. The Hayloft can be found on the right-hand side after Astley Lane and the pool.

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

Broadband Speed: Basic 20 Mbps & Superfast 80 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

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.



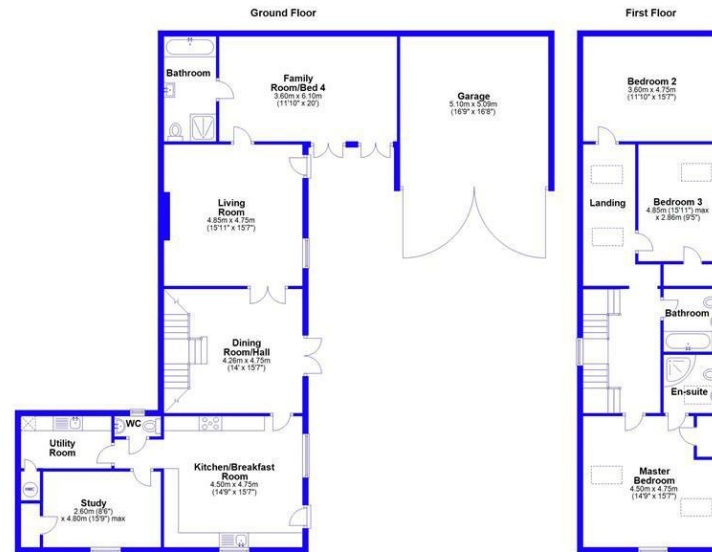








## Floor Plans



Not to Scale  
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

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

Tel: 01743 272710 | shrewsbury@samuelwood.co.uk