

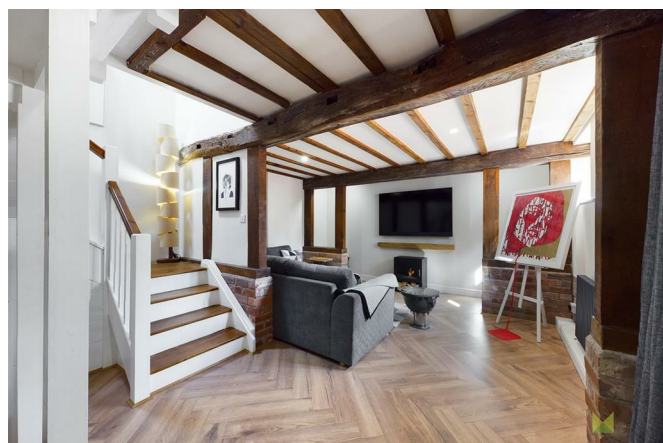
# 1 Garden Cottage, Barleycorn Barns Grinshill Shrewsbury SY4 3BJ



2 Bedroom Barn Conversion  
Offers In The Region Of £350,000

## The features

- IMMACULATLY PRESENTED PERIOD HOME FULL OF CHARM AND CHARACTER
- OIL CENTRAL HEATING AND DOUBLE GLAZING
- ATTRACTIVE FITTED KITCHEN/DINING ROOM WITH APPLIANCES
- RE-FITTED BATHROOM
- PARKING FOR TWO CARS - VIEWING ESSENTIAL
- LOVINGLY RESTORED WITH MODERN CONTEMPORARY FITTINGS
- LOVELY LOUNGE WITH FEATURE BIO FUEL CAST IRON BURNER
- TWO DOUBLE BEDROOMS
- GENEROUS ENCLOSED GARDEN WITH DECKED SUN TERRACE
- EPC D



**\*\*\* STUNNING 2 BEDROOM PERIOD HOME IN POPULAR VILLAGE \*\*\***

This beautifully presented, much improved, fully refurbished Grade II listed period home truly must be viewed to be fully appreciated.

Set in the heart of this much sought after North Shropshire historic village, ideal for commuters with ease of access to the A5/M54 motorway network.

The accommodation which boasts a wealth of charm, character and natural light is enhanced with contemporary fittings briefly comprises Lounge with exposed timbers, attractive re-fitted Kitchen/Dining Room with integrated appliances, 2 double Bedrooms and re-fitted Bathroom.

The property has the benefit of central heating, double glazing, courtyard parking for two and lovely enclosed Garden with decked sun terrace.

Viewing essential.

## Property details

### LOCATION

The property occupies a truly enviable location affording stunning aspects to Shropshire's finest countryside. Set in the heart of this extremely popular North Shropshire Village with additional facilities in the neighbouring villages. The County Town of Shrewsbury is approximately 6 miles away. There are facilities at nearby Clive which inc Doctors, School and there is a bus service to Shrewsbury and Wem. Grinshill is also ideally placed for access to the A5/M54 network.

### ENTRANCE HALL

With attractive wooden style herringbone flooring, Column horizontal traditional radiator, deep understairs storage cupboard, beautiful exposed Sandstone wall, along with exposed ceiling and wall timbers. Open access to;

### LOUNGE

Again with attractive wooden style herringbone flooring, Column horizontal radiator, exposed ceiling and wall timbers, windows to front. Contemporary attractive Bio Fuel fire. Inset ceiling lights.

### KITCHEN DINER

A fabulous kitchen which has been recently refitted to a high standard with grey shaker units - perfect for those who love to cook. Undermount sink with instant hot water mixer tap set into base cupboard, a further comprehensive range of matching cupboards with solid oak work surfaces over and having hob with extractor above and single oven beneath, built in fridge freezer and washer dryer both with matching fascia panel. Window overlooking the front. Dining Area with ample space for dining table. Exposed ceiling and wall timbers. Column horizontal radiator, wooden style herringbone flooring.

Stairs rise to FIRST FLOOR LANDNING with roof light window, exposed ceiling and wall timbers. Vertical column radiator.

### BEDROOM

With wooden style flooring, Vaulted ceiling, exposed wall and ceiling timbers. Window to front and rear. Column horizontal radiator.

### BEDROOM

With wooden style flooring. Vaulted ceiling, exposed wall and ceiling timbers, window to the front, Column horizontal radiator.

### BATHROOM

Fitted with low flush WC and wash hand basin, panelled bath with shower unit over, glass screen and

splashback surrounds. Wall mounted mirror, Vaulted ceiling, exposed wall and ceiling timbers. Radiator, window to front and extractor fan.

### OUTSIDE

The Gardens are a particular feature of the property, beautifully established with an abundance of flower, shrub, fruit trees and herbaceous beds and range of specimen trees. Lawned area with generous decked sun terrace is the perfect space for those who love to dine, Al Fresco. The is parking for 2 cars and a shared visitor space.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

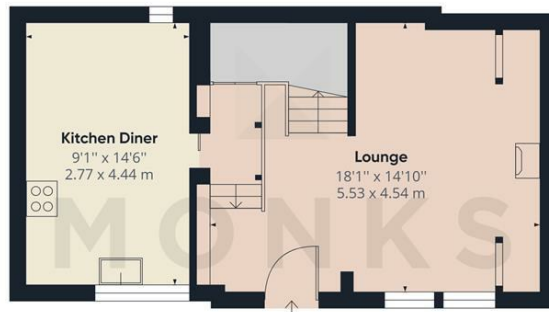


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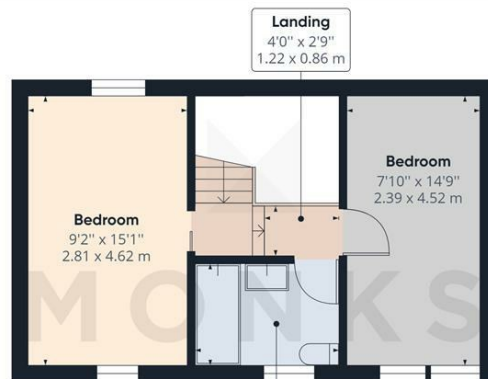
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Floor 0 Building 1



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Approximate total area<sup>(1)</sup>  
715.09 ft<sup>2</sup>  
66.43 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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## Get in touch

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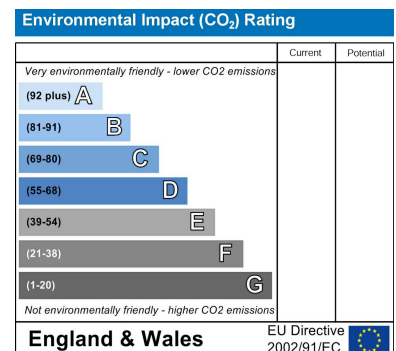
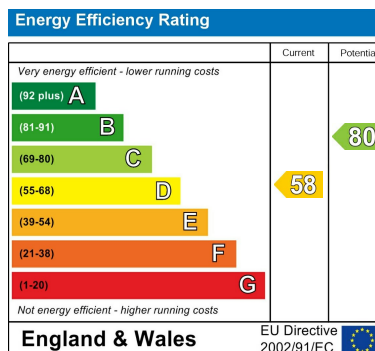
## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic



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