



Barn 1 Pontesford, Pontesbury, Shrewsbury, Shropshire,
SY5 0UB

www.hbshrop.co.uk



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Offers In The Region Of £595,000

Viewing: strictly by appointment through the agent

A rare opportunity has arisen to acquire a stunning four bedroom barn conversion (nearing completion), which comprises of a high specification and most appealing living accommodation throughout. The barn is situated within Pontesford Hill, offering a beautiful backdrop to this luxury development. Pontesbury is a highly desirable village location, having an array of excellent amenities, some of which include. Pontesbury C of E Primary School (which has an outstanding Ofsted rating) and Mary Webb School and Science College, local butchers, public houses, Co-op supermarket, take-away outlets and many pleasing rural walks. The barn is well situated for easy access to the County town of Shrewsbury and also the local bypass which links up to the M54 motorway net work. Early viewing comes highly recommended by the selling agent. The accommodation briefly comprises the following: Reception hallway. Spacious living area with large kitchen / diner. Bi-fold doors. Pantry and utility room

Ground floor WC and bedroom with en-suite shower room. First floor landing having three bedrooms and family bathroom. Off street parking. Modern heating system. Aluminum framed windows and doors.

The accommodation in greater detail comprises:

Newly developed, luxury four bedroom barn conversion

Finished to a high standard throughout

Heritage Velux roof windows

Black framed aluminum windows and doors

Impressive, spacious dining kitchen with 4 panel bi-fold doors

Lounge

Utility room and pantry

Off street parking

Valiant systems boilers 30kW, with 10 yr manufacturer's warranty

Under floor heating powered via boiler to ground floor

Traditional radiators to first floor

10 yr structural warranty via Protek

A 7.3kW Electric Vehicle charger

5kW multi-fuel stove with twin wall flues

Oak lip doors

Sanitary ware items

All en-suite and main bathrooms(upstairs) will comprise of:

Wall hung rimless toilets

Wall hung 600mm 2 drawer unit with ceramic basin in matt grey

Electric mirrors with shaving points

En-suites will be a mixture of 1900mm quadrant or square showers

Family bathrooms will have single panel baths with mixer showers

This barn will have a versatile and appealing layout with central hallway, spacious living area to one side with large kitchen / diner with bi-folding doors, along with separate pantry and utility room, ground floor WC and a ground floor bedroom with en-suite

On the first floor there are three further bedrooms and family bathroom

Services
(TBC)

Council Tax Band

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.

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency

sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the

correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS



PLOT 1 - Ground floor

Kitchen / Dining	6.00m x 4.25m
Utility	3.65m x 1.91m
WC	1.36m x 1.38m
Hall	1.73m x 1.48m
Lounge	4.46m x 6.00m
Bedroom 4	3.62m x 3.74m
Ensuite	3.65m x 1.74m
Pantry	1.35m x 1.95m