

5 The Old Barns, Habberley, Pontesbury, Shrewsbury,
Shropshire, SY5 0TP

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £349,995

Viewing: strictly by appointment through the agent

A most attractive, charming, greatly improved and well presented three bedroom barn conversion occupying a central location within this picturesque village of Habberley, situated 2 miles south of the village of Pontesbury. The property offers instantly appealing living accommodation over three floors and has the benefit oil fired central heating, low maintenance courtyard style gardens and off street parking. Habberley has a village hall and public house with a larger variety of amenities being found in Pontesbury including: Co-op supermarket, bakery/butchers, public houses, takeaway outlets, church and schooling. The county town of Shrewsbury and local bypass linking up to the M54 motorway network is readily accessible from the property. Early viewing is highly recommended.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, spacious lounge, attractive kitchen/breakfast room, first floor landing having two bedrooms and modern family bathroom, second floor landing having further bedroom, low maintenance enclosed courtyard style garden, off street parking, oil fired central heating, sought after rural location.

The accommodation in greater detail comprises:

Entrance door gives access to:

Entrance hallway

Having ceramic tiled flooring, radiator, built-in show cupboard, two wooden framed glazed windows to front.

Door from entrance hallway gives access to:

Cloakroom

Having a modern suite comprising: Low flush WC, wall mounted wash hand basin, radiator, extractor fan.

Door from entrance hallway gives access to:

Lounge

23'6 x 12'4

Having log burner set to an inglenook fireplace with slate style hearth, feature beam and recessed lighting, wood effect flooring, radiator, TV aerial point, double French doors with full length windows to side, further double glazed doors and window to side leading to the rear of the property.

Door from entrance hallway gives access to:

Attractive kitchen/breakfast room

14'0 x 12'0

Having a range of eye level and base units with built-in cupboards and drawers, Belfast style sink with mixer tap over, granite worktops, integrated dishwasher, washing machine, cupboard housing Worcester oil fired central heating boiler, space for cooker, breakfast bar, integrated fridge freezer, wine rack, radiator, recessed spotlights, ceramic tiled floor, glazed French doors leading to rear of property, walk-in larder style store cupboard with shelving.

From entrance hallway door then leads to enclosed staircase leading to:

First floor landing

Having radiator.

Doors then give access to: Two bedrooms and family bathroom.

Bedroom

15'4 x 13'5

Having feature beams, radiator, range of built-in store cupboards, two roof windows, TV aerial point.

Bedroom

10'4 x 7'7

Having radiator, French doors leading to Juliet style balcony to rear, range of built-in wardrobes.

Family bathroom

Having a modern contemporary suite comprising: Panel bath with fitted shower, glazed shower screen to side, vanity unit with wash hand basin and storage cupboards below, low flush WC, range of recessed spotlights, heated chrome style towel rail, extractor fan, wash hand basin, ceramic tiled floor, glazed window to front.

From first floor landing door gives access to a small inner landing with a glazed window to rear. The staircase then leads to:

Bedroom

14'9 x 9'1

Having feature beams to walls, radiator, built-in double wardrobe, roof window, access to loft space, access via a built-in loft ladder.

Outside

The property is approached through a wooden arch gateway leading to a low maintenance and attractive courtyard style garden having paved slabs with outside lighting point, log store, small bike shed. This area is enclosed by brick walling.

To the rear French doors from the lounge and kitchen/breakfast room lead to a brick paved courtyard which the vendor informs us that it is owned by the property and also provides access to the adjoining barns with further outside seating areas and oil tank to one side. Adjacent to the property is an area which provides off street parking for the property.

Directions

From Pontesbury head out on the Habberley road and on reaching the T-junction in Habberley bear left sign posted for Pulverbatch Bridges and then the property entrance (a gated access to the development) will be found immediately on the right hand side. Follow this around and the property is then situated on the left hand side.

Services

Mains water, electricity, septic drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

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

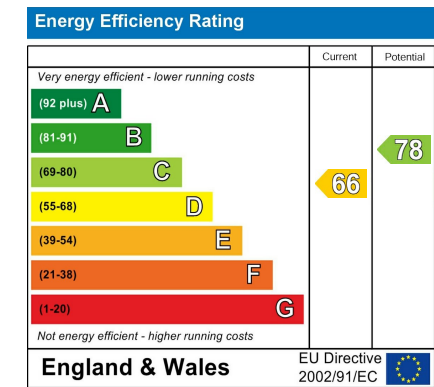
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



FLOORPLANS

