



Callow Barn, Lea Cross, Shrewsbury, SY5 8JQ

Shrewsbury & Country House Sales

**MILLER
EVANS**



Callow Barn, Lea Cross, Shrewsbury,
SY5 8JQ

Guide Price £800,000

Freehold

- Spacious Grade II Listed Barn Conversion
- Superb open-plan living room/dining room
- Re-fitted kitchen, utility and cloakroom
- Four bedrooms, three bath/shower rooms
- Self-contained Annex / Studio
- Open-bay garage/storage area and additional parking
- Gardens, grounds and Paddock extending to approx. 0.75 acres
- Located in an area of outstanding natural beauty



A stunning and superbly appointed, four bedroom, Grade II Listed barn conversion, providing well planned accommodation throughout with rooms of pleasing dimensions. In particular, the impressive open-plan living area with underfloor heating ideally suited to family living and providing a fantastic entertaining space with a wealth of exposed wall and ceiling timbers. In addition to the principal accommodation there is a charming fully self-contained Annex, ideal for a dependent relative, home office, study, etc.

There is a substantial and impressive outbuilding which provides a large open-bay garage/storage with a single loose box unit. The building is approached over a gravel drive with generous gravelled yard/hardstanding, providing additional parking and is adjacent to a small paddock, which extends to approx. 1/2 an acre.

Callow Barn, the Annex and the addition of the paddock and outbuildings, fuse together to create an extremely exciting and versatile residence.







LOCATION

Lea Cross situated in an area of natural outstanding beauty surrounded by rolling countryside within many delightful countryside walks, approximately 6 miles west of the county town of Shrewsbury and close to nearby villages of Hanwood and Pontesbury, both villages provide excellent amenities by way of pubs, shops and schools. The property is also ideally placed within easy reach of the Shrewsbury by-pass allowing access to the M54 motorway link to the West Midlands.

CALLOW BARN

IMPRESSIVE SITTING ROOM / DINING ROOM

18'8" x 30'3"

Solid oak floor with underfloor heating

Recessed fireplace flanked on both sides by storage cabinets and display shelving

Wealth of exposed beams and ceiling timbers



BREAKFAST KITCHEN

12'6" x 14'3"

Fitted with a range of Bespoke units with granite work surfaces and incorporating integrated appliances, including a prestige Mercury range oven.

UTILITY ROOM

5'10" x 11'0"

CLOAKROOM

Wash hand basin, wc

STAIRCASE with oak handrail and balustrade rises from dining area to FIRST FLOOR LANDING with exposed wall timbers.

MASTER BEDROOM

18'8" x 14'3"

Range of built in wardrobes

Wealth of exposed wall and ceiling timbers

EN SUITE SHOWER ROOM

Large shower cubicle with Drench shower

Wash hand basin, wc



BEDROOM 2

14'6" x 9'4"

Wealth of exposed wall and ceiling timbers

EN SUITE SHOWER ROOM

Shower unit

Wash hand basin, wc

BEDROOM 3

8'8" x 10'6"

BEDROOM 4

8'8" x 9'6"

FAMILY BATHROOM

Panelled bath with shower attachment

Wash hand basin, wc

Wealth of exposed beams and timbers



SELF CONTAINED ANNEX

Sympathetically converted to provide:

A delightful open-plan living area with well appointed kitchen (22'4" x 10'11")

Ground floor wet room

Home office/bedroom 2 (12'3" x 9'2")

A superb first floor bedroom (22'4" x 14'10") with a wealth of exposed beams and ceiling timbers.

GARDENS AND GROUNDS

The property is approached over a shared gravelled drive with forecourt providing ample parking. Farm gate allows access over a gravelled drive with generous gravelled hardstanding leading to an open-bay GARAGE/STORE and a single loose box.

There is also a Paddock extending to approximately 0.5 acres.

HOW TO GET THERE

When approaching from Shrewsbury take the A488 (Bishops Castle Road). Proceed through Hanwood and continue for a further distance, passing the Lea Cross restaurant on the left. Continue for a further distance, passing a row of cottage on the left and just after the bus shelter, turn right onto a private drive, where Callow Barn will be found.



| 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 | |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : F

LOCAL AUTHORITIES

Shropshire Council

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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