



Hiding Barn, Marton Road, Baschurch, Shrewsbury,
SY4 2BT

Shrewsbury & Country House Sales

**MILLER
EVANS**



Hiding Barn, Marton Road,
Baschurch, Shrewsbury, SY4 2BT

£700,000 Freehold

- Spacious and well appointed barn conversion
- Four bedrooms, en suite and bathroom
- Superb open plan kitchen/dining/living room area
- Walled gardens
- Superb countryside views to the front
- Double garage and parking
- Popular location close to village amenities



A prestigious development of just three large barn conversions set in large plots overlooking open countryside on the outskirts of Baschurch.

The barns are set in an area steeped in history and legend. They are next to the privately owned Berth Pool and iron age hill fort that is said to have belonged to the Welsh King Cynddylan. It is also believed by some to be the burial ground for one of the historical contenders for King Arthur.

Hiding Barn is a spacious and well appointed four bedroom barn conversion with an impressive open-plan living area providing a wonderful entertaining space with a wealth of exposed beams.

The further accommodation includes; entrance hall with access to the cloakroom, utility, living room and dining kitchen, inner hall leading to master bedroom with walk in wardrobe and en suite shower room, three further bedrooms and family bathroom.







GARDENS AND GROUNDS

A long private driveway leads to a **DOUBLE GARAGE** and provides ample parking. There are gardens to three sides of the property, two being walled and laid to lawns with patio areas and vegetable garden. Brick outbuildings ideal for storage. The front garden enjoying superb outlooks over open countryside. The property benefits from LPG gas heating.

SITUATION

Hiding Barn is located in the popular village of Baschurch, close to excellent local amenities, including shop, primary school and within the catchment area of the renowned Corbet secondary school, public house, restaurant, doctors surgery, village hall and a Church. The property enjoys open countryside views to the front with many walks nearby. Baschurch is approximately 8 miles north west of Shrewsbury.

INSIDE THE PROPERTY

ENTRANCE HALL

Doors to front and rear garden.
Two store cupboards.

INNER HALL

CLOAKROOM

Wash hand basin, wc

UTILITY ROOM

7'9" x 5'0"

Matching base units with sink

LIVING ROOM

19'10" x 27'8"

Spacious room with windows to front and side
French doors to rear garden
Log burning stove

KITCHEN / DINING ROOM

31'3" x 12'0"

Tiled floor

Feature ceiling beams

An impressive room with a range of matching
wall and base units

Cooking range

French doors to the front

Door to rear garden

MASTER BEDROOM

19'10" x 11'11"

Door to garden

WALK IN WARDROBE

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

BEDROOM 2

14'0" x 10'7"

Window to the side

BEDROOM 3

16'2" x 9'3"

Window to the side

BEDROOM 4

16'2" x 11'9"

Double doors to side of the property



BATHROOM

Skylight
Corner shower cubicle
Wash hand basin, wc
Panelled bath

OUTSIDE THE PROPERTY

DOUBLE GARAGE

The property is approached over a shared gravelled driveway to a private gated access with wrought iron railings. The driveway is flanked by lawn and provides ample parking and access to the garage.

The property enjoys three garden areas to the front and sides of the property. Two of the gardens are walled and laid to lawns with patio areas with well stocked shrubbery borders. Vegetable gardens.

HOW TO GET THERE

When approaching from Shrewsbury take the B5067 to Baschurch. Take the 3rd exit at the roundabout, and continue through Baschurch. At the cross roads, turn right onto Station Road (signed to Myddle). Proceed over the railway line and after a short distance, turn left onto a lane. Proceed to the end of the lane and bear left onto a gravel driveway and Hiding Barn is the middle property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(81-91) A
(81-91) B			(69-80) B
(69-80) C		70	(55-68) C
(55-68) D	46		(39-54) D
(39-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

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 are connected to the property. LPG Gas. Septic tank drainage.

Council Tax Band : F

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND
Tel : 0345 678 900

Ground Floor
Approx. 2998.4 sq. feet



Total area: approx. 2998.4 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

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