



Cross Gate Barn, Ford, Shrewsbury, SY5 9LH

Shrewsbury & Country House Sales

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EVANS



Cross Gate Barn, Ford, Shrewsbury, SY5 9LH

£640,000 Freehold

- Substantial barn conversion with many original features
- Four bedrooms, en suite shower room and impressive bathroom
- Annexe offering, living room/kitchen, bedroom and shower room
- Gated access with long driveway providing ample parking and access to the detached double garage
- Gardens enjoying countryside views
- Quiet fringe of village location, yet close to amenities.



Cross Gate Barn is a prestigious and unique barn conversion offering spacious and versatile accommodation ideal for comfortable daily living and large scale entertaining. The property retains many original features including ceiling beams and timbers and enjoys fantastic views of the Shropshire countryside.

Cross Gates Barn has the added benefit of an attached Annexe providing living/dining room with kitchenette, bedroom and shower room. This annexe could also provide an ideal consultation room / home office.

The principal accommodation includes; spacious reception hall with cloakroom and staircase rising to an impressive galleried landing with large window providing natural light, living room, dining room, kitchen and utility room. On the first floor is a master bedroom with en suite shower room, three further double bedrooms and superb period bathroom.







INSIDE THE PROPERTY

RECEPTION HALL

15'5" x 11'4"

CLOAKROOM

Wash hand basin, wc

KITCHEN

15'5" x 14'11"

Range of matching units

Aga Range cooker

Double doors to garden

UTILITY

7'5" x 5'8"

Door to garden.

DINING ROOM

13'10" x 15'10"

Exposed beams

Double doors to garden.

LIVING ROOM

15'5" x 21'8"

Feature fireplace with period wood burner

Wealth of exposed beams

Double doors to rear garden

ANNEXE

KITCHEN / DINING / LIVING ROOM

10'7" x 15'3"

OFFICE / BEDROOM 5

8'8" x 11'5"

SHOWER ROOM

Shower cubicle

Wash hand basin, wc

GARDENS AND GROUNDS

The property enjoys private gated access to a long driveway, providing ample parking and turning space and access to a DETACHED DOUBLE GARAGE. Second gated access to the front of the property which is gravelled for ease of maintenance and screened by a large laurel hedge.

There are good sized gardens which are mainly laid to lawn with well stocked shrub borders and hedging and a paved sun terrace. The garden enjoys open outlooks over open countryside.

SITUATION

The property is pleasantly situated in a quiet location on the fringe of the village, yet within easy reach of good local amenities, including school and public house, whilst also being well placed within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



STAIRCASE rising from the reception hall to good sized FIRST FLOOR LANDING with exposed beams and ceiling timbers and large window providing natural light.

MASTER BEDROOM

16'10" x 15'3"

Built in double wardrobes

EN SUITE SHOWER ROOM

Large shower cubicle

Wash hand basin, wc

BEDROOM 2

15'2" x 10'6"

BEDROOM 3

11'6" x 10'11"

BEDROOM 4

11'4" x 10'11"

BATHROOM

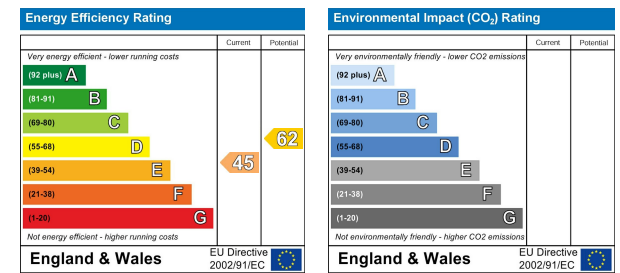
Period style suite with roll top bath

Wash hand basin, wc



HOW TO GET THERE

When approaching from Shrewsbury take the A458 (Welshpool Road). Continue through Ford and turn right (just before the Cross Gates Pub). Cross Gates Barn is the second house on the left hand side.



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 are connected to the property. Oil fired central heating.

Council Tax Band : E

LOCAL AUTHORITIES

Shropshire Council
01743 236800

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
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