



Roger
Parry
& Partners

Barns 2 & 3, Brunslow Farm,
Lydbury North, SY7 8AD



Barns 2 & 3, Brunslow Farm, Lydbury North, SY7 8AD

Both Offers in the region of £125,000

Traditional barns with planning consent for conversion into residential dwellings. In a rural setting, within the Shropshire Hills AONB, the barn is accessed via a public lane and is within 4 miles of the village of Lydbury North and town of Bishops Castle.

Barn 2 accommodation comprising; 4 bedrooms, two en-suite and one family bathroom, 13m long open plan kitchen/diner and lounge. Approximately 164 square metres. Single storey.

Barn 3 accommodation comprising; 3 bedrooms, bathroom, hall, 12 metre open plan kitchen/lounge/diner. Approximately 110 square metres. Single storey.

Description

Barns 2 & 3 offer the opportunity for a tasteful conversion into single storey, residential dwellings with both to include open plan living spaces and courtyard gardens. Each residence will offer approximately 164 square meters and 110 square meters of living space, respectively. Situated on a quiet public road, the properties rural location makes it a peaceful setting to enjoy the surrounding Shropshire Hills AONB.

Planning Permission

23/03495/FUL

Services

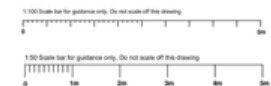
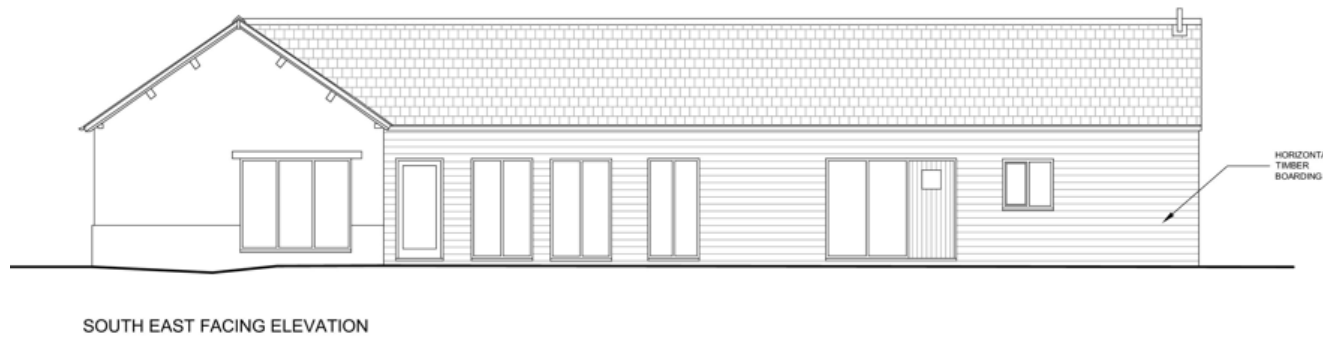
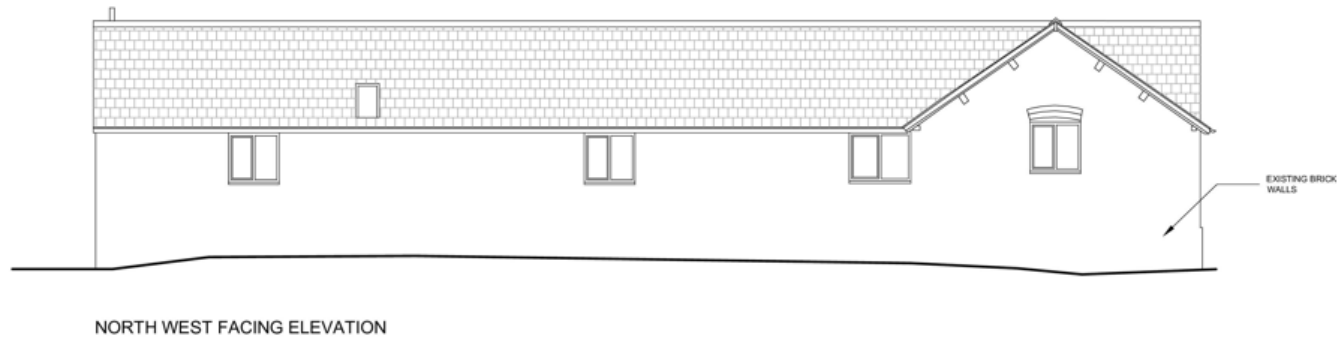
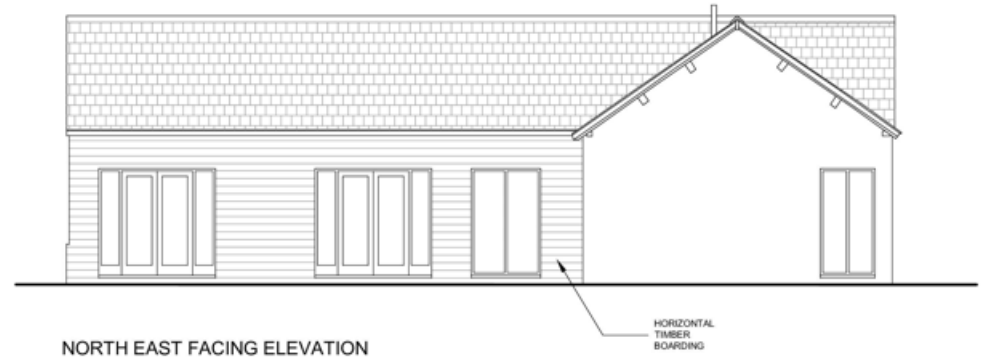
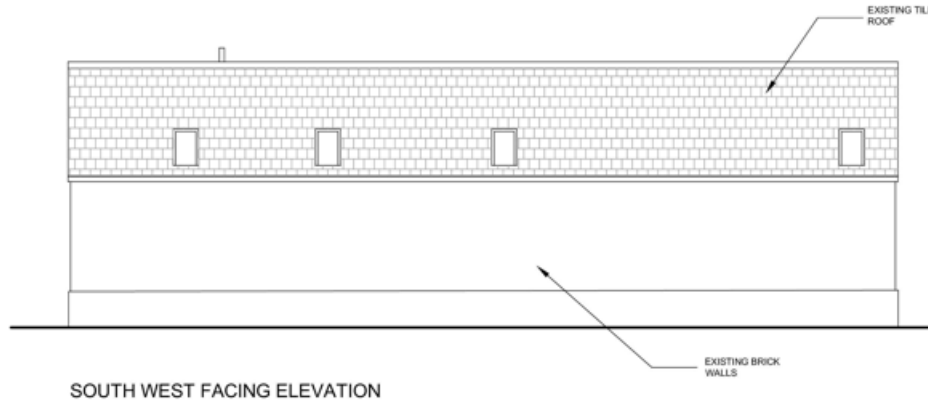
Mains water and electricity are on site or close by. Drainage will be to a new private treatment plant, to be installed by purchaser.

Location

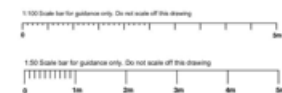
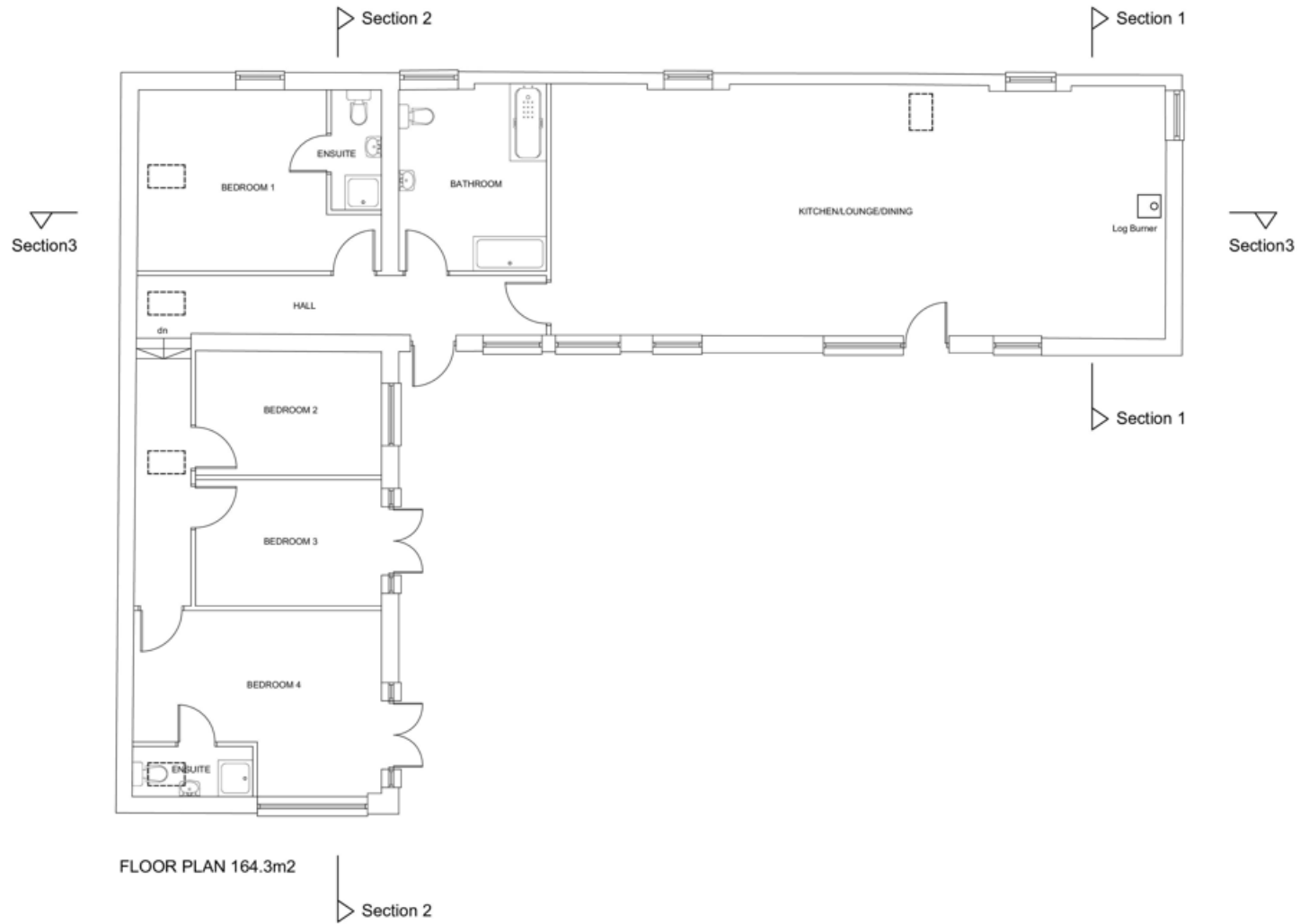
Both barns are situated in a small development comprising just a handful of properties, in the highly sought after Shropshire Hills Area Of Natural Beauty. The popular village of Lydbury North is just 2 miles to the West and has a good range of local services, including a primary school, pub, village hall and church. The popular town of Bishops Castle is within 4 miles and is reputed for its summer festivals and fete's as well as a range of local amenities and regular bus service. The property is also within 6 miles of Craven Arms, with train services towards Shrewsbury and Ludlow.



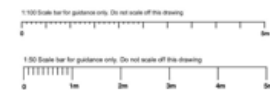
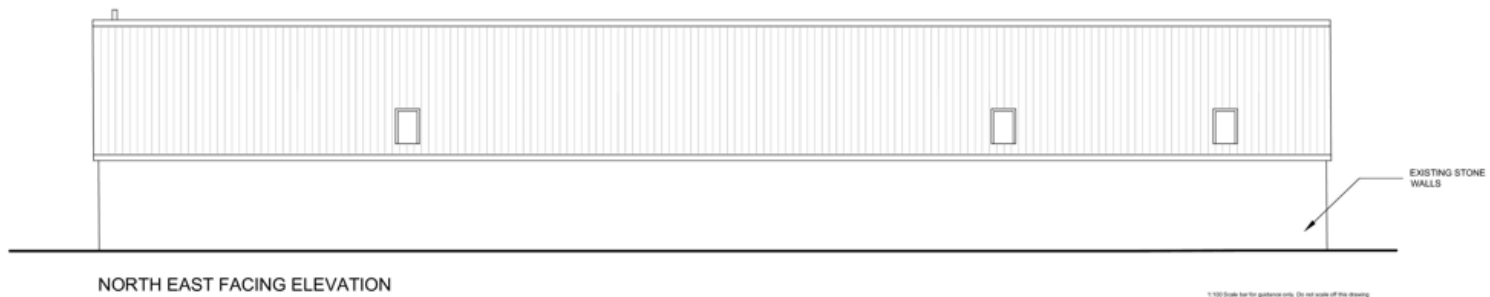
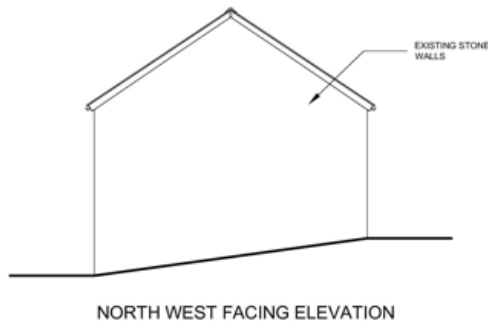
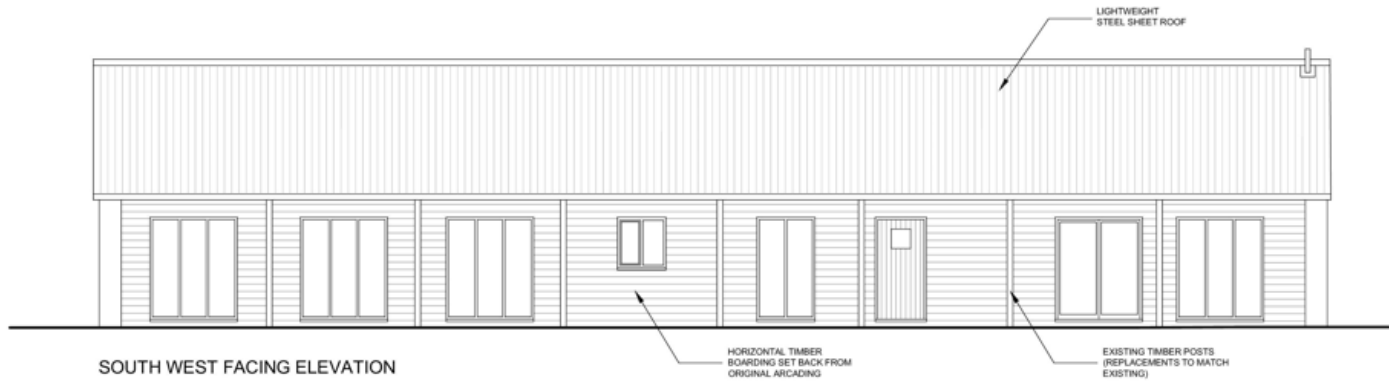
Barn 2 Proposed Elevations



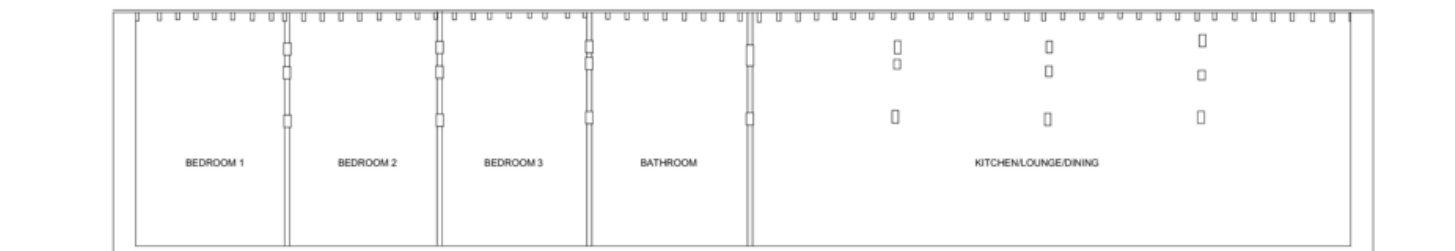
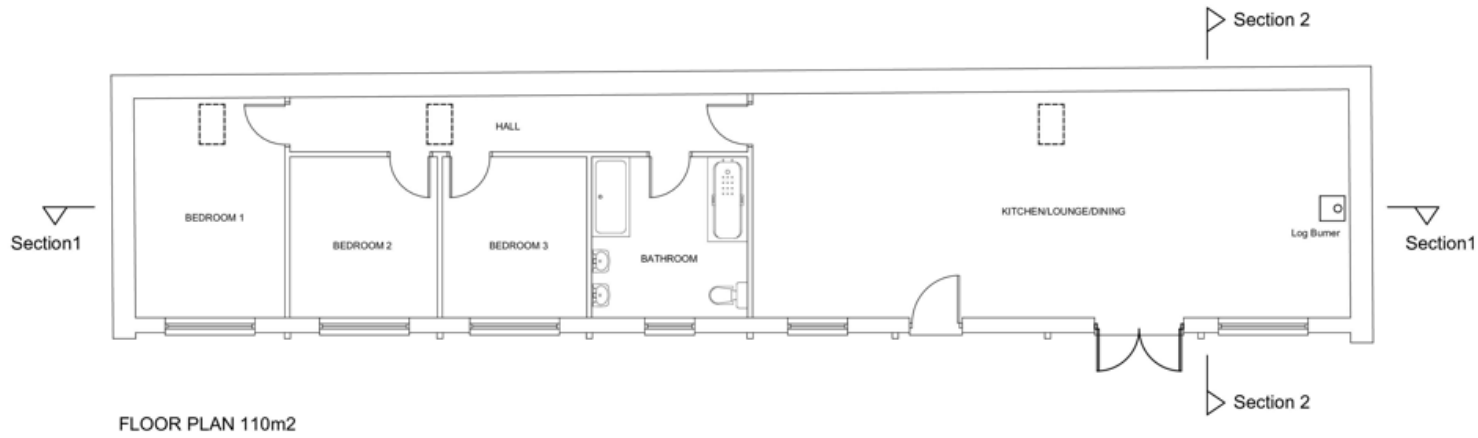
Barn 2 Plan



Barn 3 Proposed Elevations



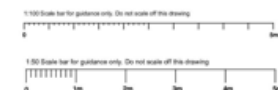
Barn 3 Plan



SECTION 1



SECTION 2



Directions:

From Bishops Castle proceed east on the B4385 through the village of Lydbury North and after 4 miles in total, the entrance to Brunslow is found on the left. Proceed up the drive and the barns are on your right after 100 yards.

What3Words: [///spirit.ship.gravitate](https://www.what3words.com/#!/en/@@@spirit.ship.gravitate)

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Bicton Office:

Mercian House, Darwin Court, Oxon Business Park,
Shrewsbury,

SY3 5AL

mail@rogerparry.net

01743 791 336

**Roger
Parry
& Partners**

Post and three rail fence

BARN 2

BARN 3

Garden

Garden

Post and three rail fence

Remove existing steel framed buildings (Shown dotted)

Post and three rail fence

BARN 1

Garden

Marsh Ensign standard
16 person Treatment plant
(6000 Litre Capacity)
2850 (L) x 1912 (W) x 2284mm (H)

Drainage from
Barns 1,2 & 3, leading to
drainage field at least
201m away from barns

Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.