



Hall Farm
Barns
Minsterley

A village development of
luxury two, three and four
bedroom barn conversions



 Shingler
Homes

House types

2 Bed

- | | |
|---------------|--------|
| ● The Corndon | Plot 7 |
| ● The Haddon | Plot 6 |

3 Bed

- | | |
|----------------|--------|
| ● The Minton | Plot 1 |
| ● The Falconer | Plot 3 |
| ● The Radlith | Plot 5 |

4 Bed

- | | |
|-----------------|--------|
| ● The Betchcott | Plot 4 |
|-----------------|--------|

- | | |
|--------------------|--------|
| ● Commercial Units | Plot C |
|--------------------|--------|



Hall Farm
Barns
Minsterley

Artist's impression

welcome

I am delighted to share with you our latest development of 6 stunning barn conversions located in the picturesque village of Minsterley.

Minsterley is a rural North Shropshire village, located approximately 10 miles south-west of Shrewsbury and 15 miles to both the historic town of Welshpool and the market town of Church Stretton. This fantastic location is perfect for those looking to embrace a rural way of life without compromising on local amenities and good road links. Hall Farm Barns is a bespoke development of just 6 homes which includes 2, 3 and 4 bedroom properties.

Shingler Homes are a family owned and run business dedicated to building new homes to the highest standards on smaller, exclusive developments. We pride ourselves on offering a superior level of customer service and have a genuine commitment to making your homebuying experience as easy and stress-free as possible. We look forward to welcoming you to this beautiful part of Shropshire.

A handwritten signature in white ink, appearing to read "J Shingler".

Jeremy Shingler
Managing Director



The location



A stunning collection of barn conversions

Set in the beautiful village of Minsterley, Hall Farm Barns is a stunning collection of 2, 3 and 4 bedroom barn conversions. The village offers a range of amenities including a local pub, garage/convenience store and takeaway outlets.

Minsterley Primary School, Minsterley Fire Station and Malthouse veterinary surgery are also great facilities to have on your doorstep.

Only 1 mile away is the neighbouring village of Pontesbury, which offers a nursery, primary and secondary school, a medical practice and dentist, sports facilities as well as a variety of small shops and businesses.

The local area offers a fantastic backdrop to explore the Shropshire Hills, a designated area of natural beauty, providing some of the most breath-taking

views that can be explored by foot, or on one of the many local cycle routes.

There is much more to explore locally, Hall Farm Barns is approximately 10 miles from Shrewsbury, the thriving county town of Shropshire, a vibrant medieval town with winding old streets and fascinating buildings offering an abundance of local shops and eateries.

Local bus services operate within the area providing transport into Shrewsbury. The cities of Birmingham and Chester can also be reached via the A49 and A5 onto the M45.

Minsterley is a fantastic location for those who need amenities close by whilst also providing a gateway to the stunning Shropshire countryside.

6 homes,
6 different home styles



Artist's impression

Two Bedrooms

The Corndon Plot 7

2 bedroom semi-detached barn conversion



The Corndon is an attractive 2 bedroom semi-detached barn conversion boasting an open plan kitchen/dining/living area, with French doors opening out onto the patio area and garden, providing a great space for socialising. A further two double bedrooms and a bathroom complete this wonderful new home. The garden store to plot 5 (The Radlith) is adjoined to this property.

Artist's impression of plot 7

Key Details & Measurements

803 sqft

● The Corndon

Ground Floor

(L x W)

Hallway

5.10 x 1.09m

Kitchen/ Dining/ Living Area

7.19 x 4.92m

Master Bedroom

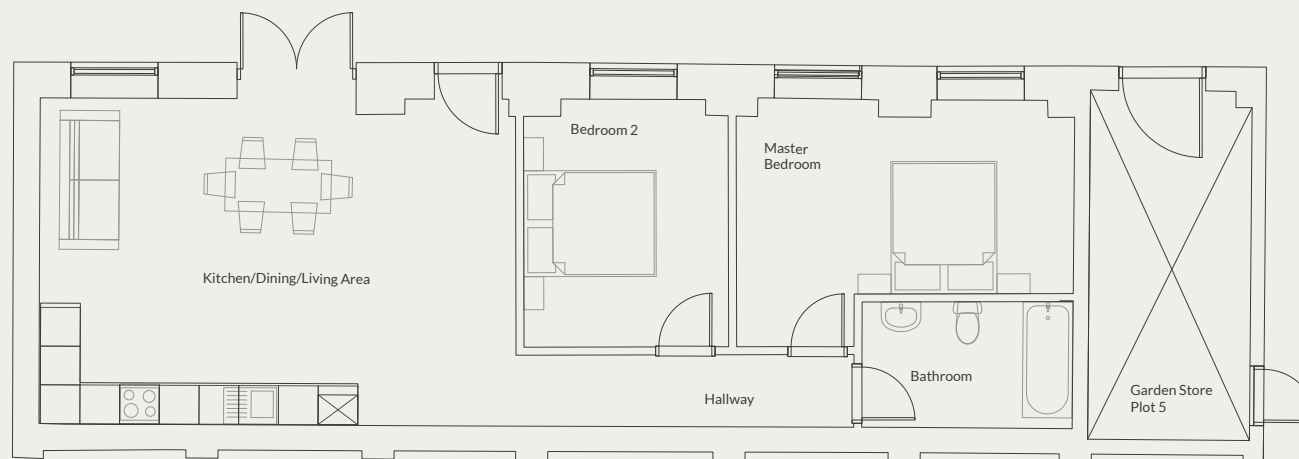
5.11 x 3.76m

Bedroom 2

3.10 x 3.75m

Bathroom

3.18 x 1.92m



Two Bedrooms

The Haddon Plot 6

2 bedroom end barn conversion



Artist's impression of plot 6 (back)



The Haddon is a spacious 2 bedroom end barn conversion. On the ground floor there is a separate kitchen, leading through to an open plan dining/ living area with access out onto the patio and lawned garden to the rear. The Haddon also has a ground floor understairs store and a WC. To the first floor the principal bedroom and second bedroom are served by a family bathroom.

Artist's impression of plot 6 (front)

Key Details & Measurements

1209 sqft

● The Haddon

Ground Floor

(L x W)

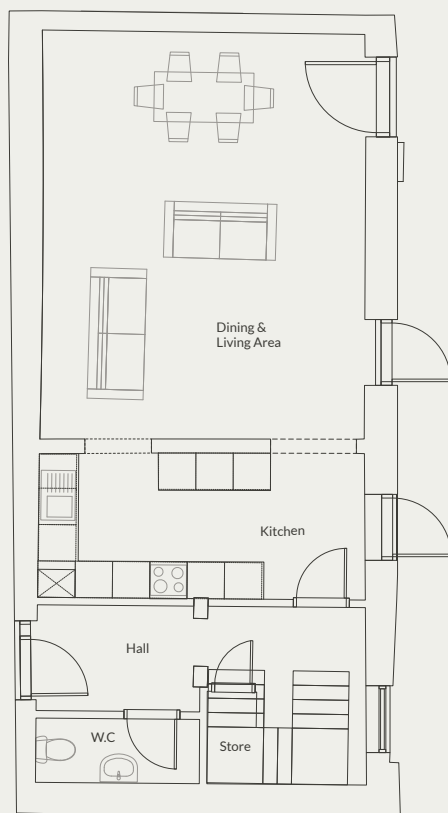
Hall
5.27 x 1.70m

Lounge/ Dining
6.53 x 5.18m

Kitchen
5.23 x 2.35m

WC
2.63 x 1.03m

Store
1.46 x 0.77m



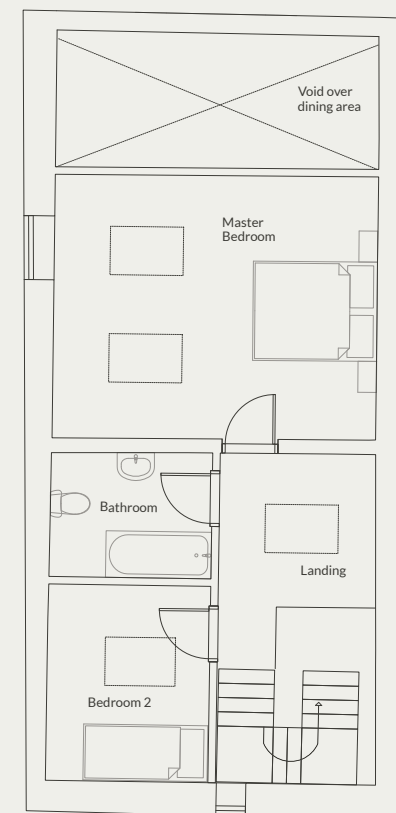
First Floor

Landing
3.18 x 2.53m

Bedroom 1
5.21 x 4.24m

Bedroom 2
3.16 x 2.61m

Bathroom
2.61 x 2.03m



Three Bedrooms

The Minton Plot 1

3 bedroom end barn conversion



The Minton is a 3 bedroom end barn conversion. This attractive home benefits from an impressive open plan kitchen/ dining/ living area with French Doors opening out onto the patio area and spacious lawned garden. The rear hall leads to a separate utility room, principal bedroom, two further bedrooms and a family bathroom.

Artist's impression of plot 1

Key Details & Measurements

965 sqft

● The Minton

Ground Floor

(L x W)

Hall

6.52 x 1.17m

Lounge

5.01 x 4.39m

Kitchen/Dining

5.01 x 3.92m

Bathroom

3.08 x 1.78m

Utility

1.75 x 1.78m

Master Bedroom

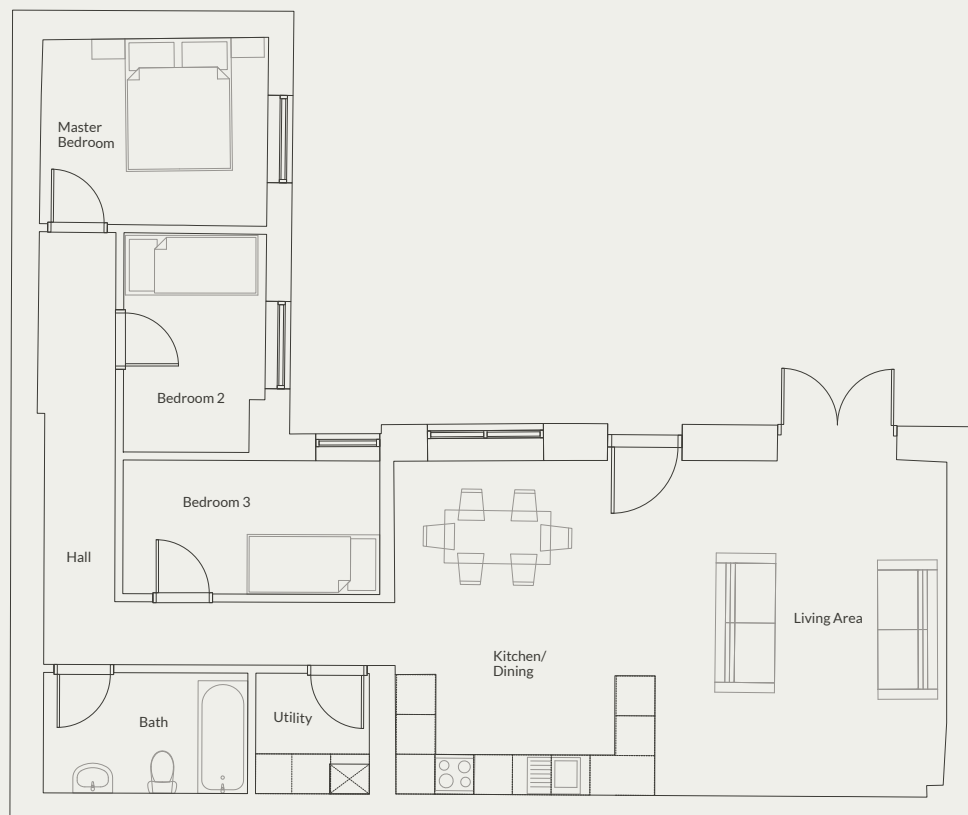
3.40 x 2.85m

Bedroom 2

3.25 x 2.12m

Bedroom 3

3.43 x 1.99m



Three Bedrooms

The Falconer

Plot 3

3 bedroom detached barn conversion



The Falconer is a beautiful 3 bedroom detached barn conversion benefitting from our luxury specification. The kitchen offers ample space and flexibility, providing the option of a second dining space. Off the kitchen is the main living/ dining area, which boasts stunning views to the rear of the property and French Doors opening out onto the patio area and spacious garden. The main hallway leads to the principal bedroom with ensuite, two further bedrooms and a family bathroom.

Artist's impression of plot 3

Key Details & Measurements

1266 sqft

● The Falconer

Ground Floor

(L x W)

Hall

9.28 x 1.15m

Kitchen

5.87 x 4.28m

Living Area

6.24 x 4.45m

Bathroom

2.99 x 2.00m

Master Bedroom

4.56 x 3.98m

En-Suite

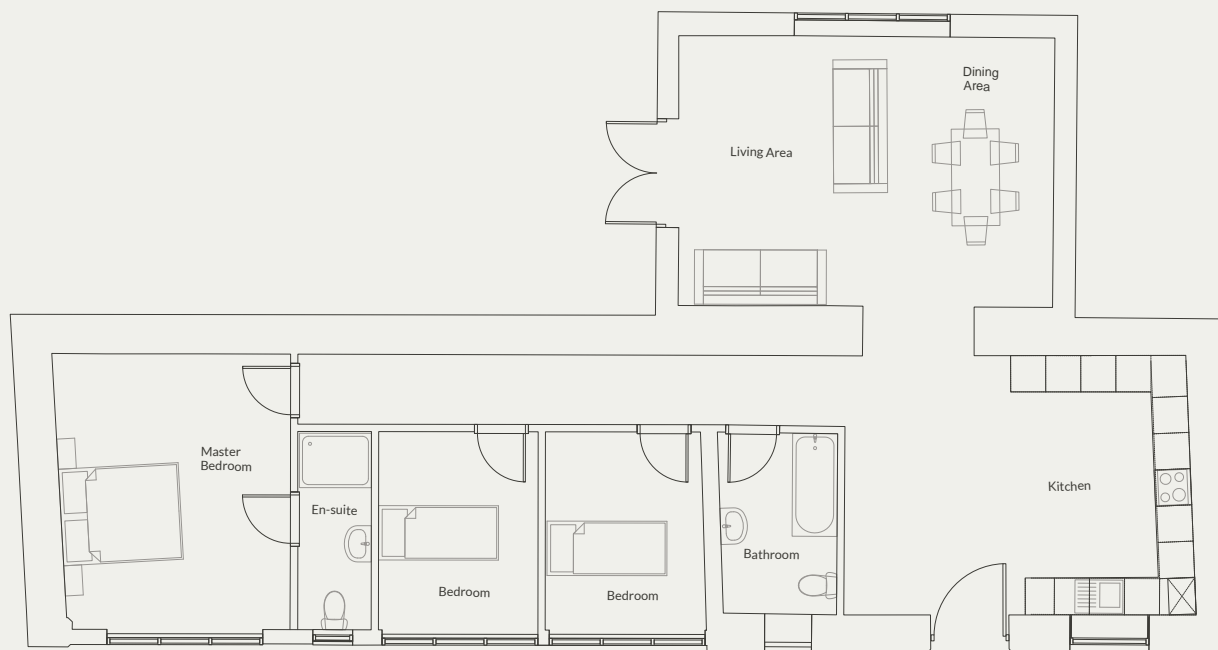
3.28 x 1.22m

Bedroom 2

3.35 x 2.66m

Bedroom 3

3.27 x 2.58m



Three Bedrooms

The Radlith Plot 5

3 bedroom mid barn conversion with separate garden store



The Radlith is a delightful 3 bedroom barn conversion with a modern living layout benefitting from our luxury specification. On the ground floor there is an open plan kitchen/dining/living area with dual aspect French Doors opening out onto the front and rear gardens. The Radlith also has a separate utility, WC and third bedroom. To the first floor the principal bedroom and second bedroom are served by a family bathroom and good size storage cupboard. A separate external garden store provides additional storage.

Artist's impression of plot 5

Key Details & Measurements

1362 sqft

● The Radlith

Ground Floor

(L x W)

Hall
6.63 x 3.11m

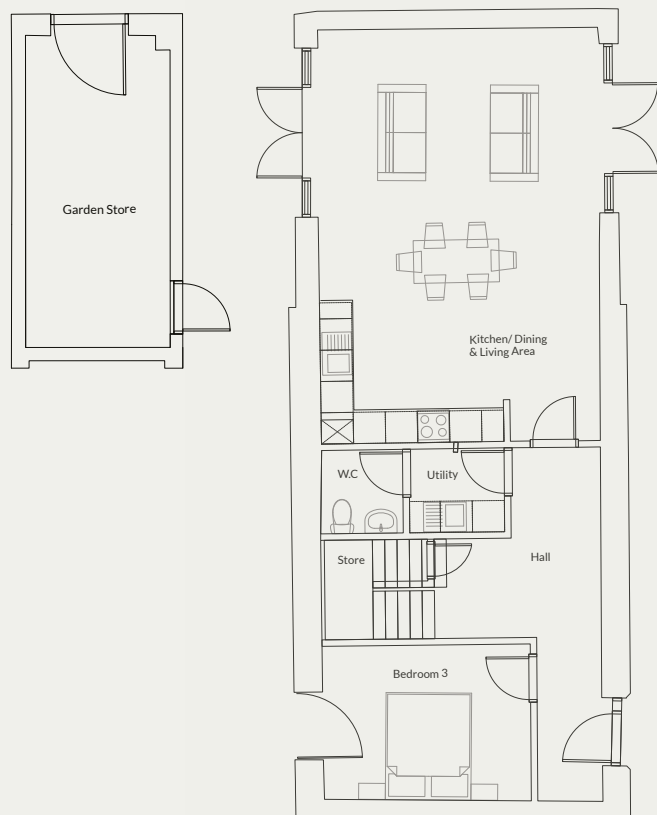
Kitchen/Lounge/ Dining
7.72 x 5.23m

Utility
1.77 x 1.57m

WC
1.56 x 1.54m

Store
1.99 x 0.77m

Bedroom 3
3.86 x 2.93m



First Floor

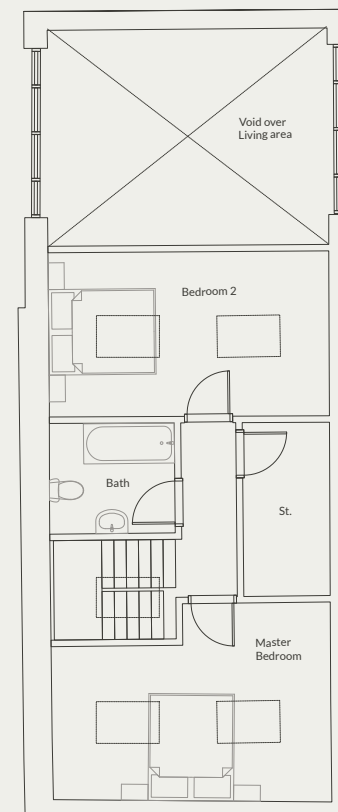
Landing
3.25 x 1.02m

Master Bedroom
5.20 x 3.74m

Bedroom 2
5.23 x 3.08m

Bathroom
3.24 x 2.08m

Store
3.24 x 1.61m



Four Bedrooms

The Betchcott Plot 4

4 bedroom end barn conversion with double detached garage and store



The Betchcott is a stunning 4 bedroom converted barn benefitting from our luxury specification. On the ground floor this property offers an impressive open plan kitchen/dining/ living area with separate utility off. The door opens out on to the patio area and lawned wrap around garden. A storage cupboard and WC open off the main hallway as you are led down past two double bedrooms and a family bathroom. The beautiful principal bedroom features French doors opening out onto the garden, with the addition of a walk in dressing room and ensuite. To the first floor another double bedroom is served by an ensuite shower room. A double detached garage and garden store complete this fantastic property.

Artist's impression of plot 4

Key Details & Measurements

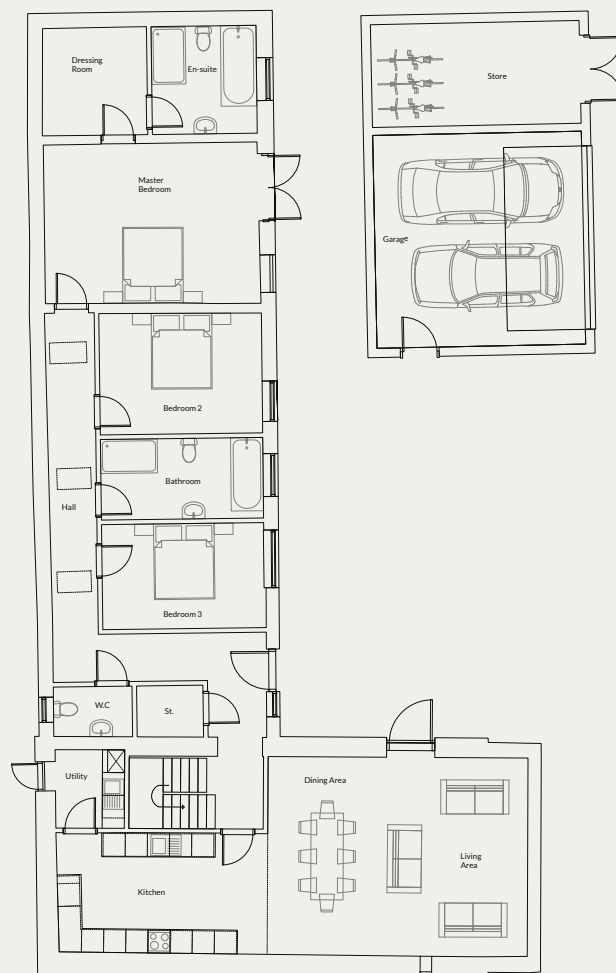
2125 sqft

● The Betchcott

Ground Floor

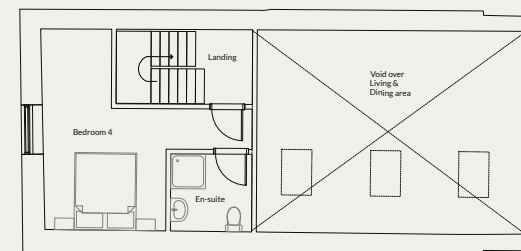
(L x W)

| | | | |
|----------------|--------------|--------------|--------------|
| Hall | 5.64 x 5.20m | Bedroom 2 | 4.30 x 3.16m |
| Kitchen | 5.50 x 3.16m | Bathroom | 4.28 x 2.12m |
| Dining/Living | 6.87 x 5.24m | Bedroom 3 | 4.28 x 2.77m |
| Utility | 2.07 x 1.83m | Garage | 5.62 x 5.51m |
| WC | 2.09 x 1.33m | Garden Store | 5.51 x 2.71m |
| Store | 1.75 x 1.37m | | |
| Master Bedroom | 5.69 x 4.26m | | |
| Dressing Room | 2.83 x 2.79m | | |
| En-suite | 2.85 x 2.77m | | |



First Floor

| | |
|-----------|--------------|
| Landing | 1.93 x 1.25m |
| Bedroom 4 | 5.19 x 3.18m |
| En-suite | 2.10 x 2.00m |



Building homes you'll be proud to own



Plots

Kitchen

| | The Minton Plot 1 | The Falconer Plot 3 | The Betchcott Plot 4 | The Radlith Plot 5 | The Haddon Plot 6 | The Corndon Plot 7 |
|--|----------------------|------------------------|-------------------------|-----------------------|----------------------|-----------------------|
| Choice of quality fitted kitchen units | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Built in double oven and induction hob | | ✓ | ✓ | ✓ | | |
| Built in double oven and electric ceramic hob | | | | | ✓ | ✓ |
| Built under single oven and electric ceramic hob | ✓ | | | | | |
| Stainless steel chimney extractor hood | ✓ | | | | ✓ | ✓ |
| Curved glass extractor hood | | ✓ | ✓ | ✓ | | |
| Integrated dishwasher | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Plumbing for washing machine | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Integrated fridge freezer | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Built in Microwave | | ✓ | ✓ | ✓ | | |
| Quartz worktops in the kitchen and utility | | ✓ | ✓ | ✓ | | |
| Laminate worktops in the kitchen and utility | ✓ | | | | ✓ | ✓ |
| Chrome mixer taps and stainless steel sinks | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Pelmet lighting to kitchen only | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Choice of ceramic floor tiles to kitchen and utility (areas specified) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Choice of vinyl flooring to kitchen and utility | | | | | | |

Bathrooms and en-suites

| | | | | | | |
|--|---|---|---|---|---|---|
| Contemporary white bathroom suites | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Contemporary chrome taps | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Thermostatically controlled showers | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Chrome towel rail radiator in bathroom and ensuite | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| En-suite to master bed | | ✓ | ✓ | | | |
| Shaver point to bathroom | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Shaver point to en-suite | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Choice of wall tiles | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Shower areas fully tiled | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| All bathrooms half tiled | | ✓ | ✓ | ✓ | | |
| Splashback tiling only | ✓ | | | | ✓ | ✓ |
| Choice of vinyl flooring to bathroom, ensuite, W.C | | | | | | |
| Choice of ceramic floor tiles to bathroom, ensuite and W.C | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

Plots

| | The Minton Plot 1 | The Falconer Plot 3 | The Betchcott Plot 4 | The Radlith Plot 5 | The Haddon Plot 6 | The Corndon Plot 7 |
|--|----------------------|------------------------|-------------------------|-----------------------|----------------------|-----------------------|
| | | | | | | |

General

| | | | | | | |
|---|---|---|---|---|---|---|
| Suffolk White doors | | | | | | |
| Suffolk Oak doors | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Contemporary chrome ironmongery | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| MDF moulded skirtings and architrave | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Fitted wardrobes to master bedroom | | | | | | |
| Fitted wardrobe to bedroom 2 | | | | | | |
| Softwood staircases and balustrading | | | | | | |
| Softwood staircase and spindles with oak hand rail and newel caps | | | ✓ | ✓ | ✓ | |

TV/Broadband/Electrical

| | | | | | | |
|---|---|---|---|---|---|---|
| TV & Sat points to living room | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| TV points to kitchen and all bedrooms | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Telephone point to kitchen | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Doorbell | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Digital aerial fitted in loft | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Fibre to the premises (FTTP) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Data points to living room and master bed | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Chrome sockets above the kitchen worktop | | ✓ | ✓ | ✓ | | |
| Downlights to kitchen and all bathrooms | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Electric car charging point | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

Energy saving features

| | | | | | | |
|--|---|---|---|---|---|---|
| Energy efficient upvc double glazed windows and external doors, composite front door | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Natural Gas fired condensing boilers with electronic temperature and zone control | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Energy efficient lighting throughout | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Cavity, floor, wall and roof insulation to the latest regulations | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

Plots

| | The Minton Plot 1 | The Falconer Plot 3 | The Betchcott Plot 4 | The Radlith Plot 5 | The Haddon Plot 6 | The Corndon Plot 7 |
|--|----------------------|------------------------|-------------------------|-----------------------|----------------------|-----------------------|
| | | | | | | |

Safety & Security

| | | | | | | |
|---|---|---|---|---|---|---|
| External lights with PIR sensors - front & rear | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| High security external doors with letterboxes | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Lockable windows | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Mains connected smoke and heat detection | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Intruder alarm | | ✓ | ✓ | ✓ | | |
| Build -Zone 10 year warranty | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Carbon monoxide detectors where applicable | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

Parking & External

| | | | | | | |
|--|---|---|---|---|---|---|
| Block paved drives | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Integral single garage | | | | | | |
| Detached single garage with garden store | | ✓ | | | | |
| Electrically operated garage doors | | ✓ | | | | |
| External Garden Store | | | ✓ | ✓ | | |
| Textured concrete paving slabs to paths and patio | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Paths from drives to patio & secondary entrance door | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| External Cold Tap Rear | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Turf front and rear gardens | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

*This brochure is prepared for the guidance only of prospective purchasers and is intended to give a fair overall description of the development and specific plots, however Shingler Homes reserves the right to change or alter the details or specifications where necessary.
Any measurements or distances provided are approximate.
All computer generated images in this brochure are artists impressions, actual finishes may differ. Please contact our sales executive for further information.*

Our new homes are
designed to be lived in





Why choose a Shingler home

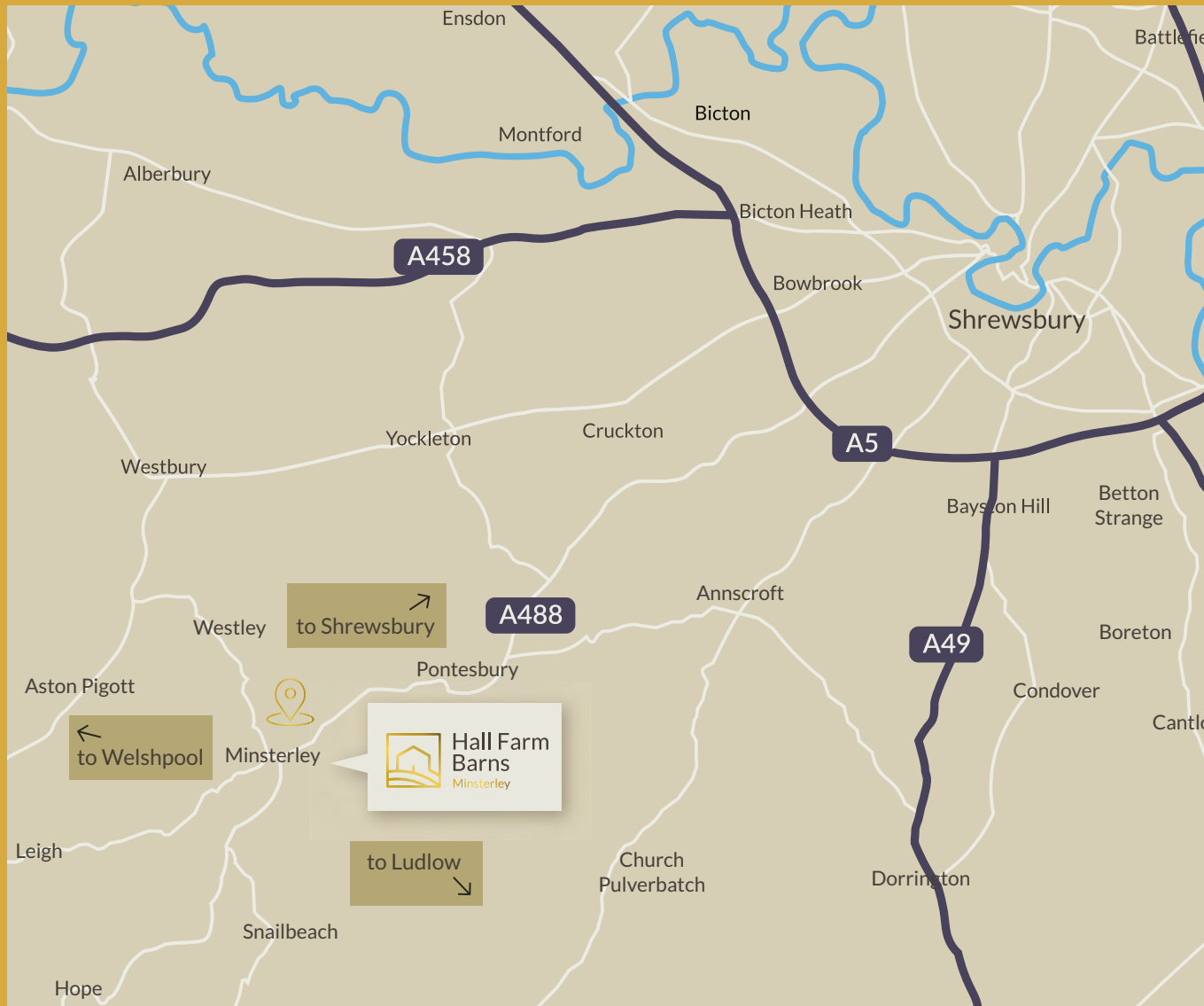
We are a local family owned and run business with an enviable reputation of building high quality homes for over 25 years. We pride ourselves in the personal home buying service we provide to our customers.

Smaller, exclusive developments

We build exclusive developments with individual and attractive house types that are sympathetic to their surroundings. Our homes are designed with an emphasis on light, space, layout and quality fixtures and fittings, both inside and out.

Our development at Hall Farm Barns, Minsterley is no exception.

A beautiful location for your new home...



 SY5 0AD

A personalised home-buying experience...

We're here to help you find your perfect home

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Shrewsbury | SY4 3SE

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