



‘The Old Granary’ Heath Road, Bromstead. Offers in the region of **£450,000**

Providing a rare and fantastic opportunity to create your very own bespoke dream home, The Old Granary is a detached barn within a good sized wrap around plot which currently offers the potential for the next owners to choose their own layout and finish. Being wind and water tight, it is currently partially insulated with electricity connections, Klargester sewerage treatment, oil central heating connection and benefits from solid oak beams, hardwood double glazed windows and doors throughout.

The current plans may be used as a guide and provide scope for a large open-plan Lounge/Dining Area, separate Kitchen, Utility Room, Downstairs Bedroom (with En-suite) and two upstairs Bedrooms (both with En-suites and Master with external staircase/Juliet Balcony), but the choice is yours! Already being classed as a residential property, the original granary was constructed in the mid-1800's and the total plot extends to approximately 1/5th of an acre with the benefit of a Detached Garage (with electric lighting and power) and a well with potential for a private water supply. The location is second to none with far-reaching countryside views from the upstairs windows, whilst still being just a stone's throw from the nearby towns of Newport and Stafford. EPC Rating F. Council Tax Band D. NO UPWARD CHAIN!

The Old Granary Heath Road Bromstead Newport Shropshire

Property entered via

hardwood double glazed door into

Open-plan Downstairs Space 36' 2" x 23' 5" (11.02m x 7.13m) (max)

Proposed Living/Dining Area with potential to create a Downstairs Bedroom, En-suite and separate Downstairs W.C. Stairs to first floor.

Kitchen Area 11' 6" x 10' 11" (3.50m x 3.32m)

Proposed Kitchen area opening to

Utility Room 6' 0" x 4' 8" (1.83m x 1.42m)

Proposed Utility Room

Upstairs to

first floor

First Floor 36' 2" x 11' 5" (11.02m x 3.48m) (max - restricted head height)

Offering open-plan space with potential to create a Master Bedroom with En-suite and Bathroom/2nd En-suite. Door to outside with the possibility to create a Juliet balcony or add external stairs. Extending and open to

First Floor 10' 2" x 8' 4" (3.10m x 2.54m) (max - restricted head height)

Potential 2nd Bedroom area.

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VIEWING STRICTLY BY APPOINTMENT ONLY

Outside

To the front is a parking area for two vehicles which leads to a concrete driveway prior to double access gates which open onto a shale area that extends to one side of the property. Metal storage shed.

A lawned garden lies to the fore with established hedging to three sides, shielding the plot from the road and providing privacy. A well situated to the front offers the opportunity for a private water supply. A paved pathway allows pedestrian access to the rear of the building and leads to a paved patio with inset borders.

Detached Garage 17' 1" x 16' 1" (5.20m x 4.90m)

Two doors and a window to the front. Electric lighting and power. Boarded loft space.



TOTAL FLOOR AREA: 1304 sq ft (121.1 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix G2025

Barker Healey

PROPERTY



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