



'West Barn' 1 Heath Hill Barns.

Offers in the region of **£445,000**

If you are looking for an immaculately presented, characterful barn offering excellently proportioned accommodation, ample parking and a large south-facing garden, then this is the one for you! Having been re-configured and re-furnished throughout, this 2 Bedroom barn conversion is situated in the picturesque hamlet of Heath Hill and has been finished to an exceptionally high standard. Benefitting from vaulted ceilings, exposed beams and a cosy multi-fuel burner, the current owners have replaced windows and doors, created additional storage space, updated the Kitchen and re-modelled the Bathroom to provide space for a stunning freestanding bath and separate walk-in shower.

Briefly comprising Entrance Hallway (with utility cupboard), 18ft Lounge (with French doors to the front), Kitchen/Breakfast Room, 2 double Bedrooms and Bathroom, externally there is a sizeable driveway and garden offering a fabulous entertaining space, a selection of fruit trees, raised beds and even scope for keeping chickens! Having been re-decorated and re-carpeted throughout, there is also the option of renting a nearby stable and shared paddock space. Being conveniently located for the nearby towns of Newport and Shifnal, it is also within easy reach of the A41 for commuters. LPG C.H., D.G. Council Tax Band D. EPC Rating E.

'West Barn' 1 Heath Hill Barns Shifnal Shropshire

Property entered via
composite stable-style door into

Entrance Hallway 14' 2" x 6' 2" (4.31m x 1.88m)
Fitted storage cupboards including utility cupboard for washing machine and tumble dryer.

Lounge 18' 1" x 15' 5" (5.51m x 4.70m)
Multi-fuel burner. Double doors to the garden and driveway.

Kitchen/Breakfast Room 14' 6" x 13' 4" (4.42m x 4.06m)
Single door to the garden.

Inner Hallway 14' 6" x 2' 9" (4.42m x 0.84m)
Provides access to both Bedrooms and Bathroom.

Bedroom 1 14' 9" x 11' 1" (4.49m x 3.38m) (min)

Bedroom 2 11' 5" x 9' 5" (3.48m x 2.87m) (max less wardrobes)
A range of fitted wardrobes.

Bathroom 11' 5" x 5' 11" (3.48m x 1.80m)

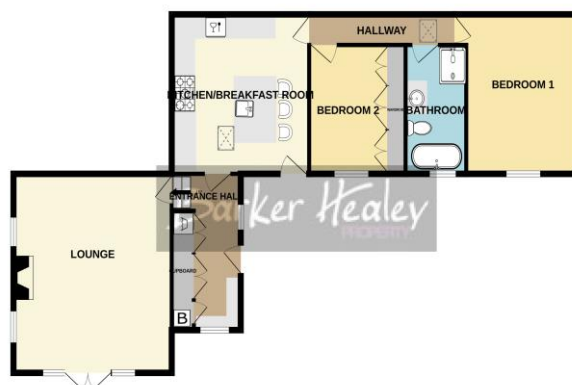
Externally

The property is accessed via a five bar gate onto a large gravelled driveway which provides parking space for several vehicles.

The south-facing garden is mostly laid to lawn interspersed with a selection of plentiful fruit trees. Raised vegetable beds lie to the perimeter with a good-sized wooden outbuilding adjoined to an area currently housing chickens. A pedestrian gate at the end of the garden allows access to a footpath. Closest to the barn is a sizeable paved patio area, perfect for entertaining. Outside water tap and electric power supply.

Wooden outbuilding 16' 4" x 6' 5" (4.97m x 1.95m)
Electric power. Currently split into two sections.

GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.



TOTAL FLOOR AREA: 944 sq.ft. (87.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, the actual dimensions of the property may vary slightly from those shown. The floorplan is for information only and should not be used as a basis for any legal proceedings. The actual dimensions of the property may vary slightly from those shown. The floorplan is for information only and should not be used as a basis for any legal proceedings.

10 High Street, Newport,
Shropshire, TF10 7AN
Tel: 01952 813625
Email: info@barkerhealey.co.uk
Web: www.barkerhealey.co.uk
VIEWING STRICTLY BY APPOINTMENT ONLY

Barker Healey

PROPERTY



Printed by Ravensworth 01670 713330



MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.