



The Byre, Windy Oak Farm
Ellerdine, Nr Telford

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The Byre, Windy Oak Farm

Ellerdine | Shropshire | TF6 6RN

Wellington 6 miles | Telford 12 miles | Newport 12 miles |
Shrewsbury 12 miles | M54 (J6) 18 miles | Stafford station 25 miles

A NEWLY CONVERTED, THREE BEDROOM BARN
WITH A ONE ACRE Paddock ON
A SMALL, UNIQUE DEVELOPMENT
IN AN IDYLIC LOCATION

A well-appointed, three bedroom barn conversion

Modern and spacious open-plan living space with full height ceilings

Hardstanding area suitable for stabling (subject to PP)

One acre paddock included with opportunity to purchase further land

Woodland and quiet country lanes, perfect for equestrians

Tranquil, idyllic location down a half- mile drive

Garden areas to front and rear



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The quaint hamlet of Ellerdine is situated just six miles north of the busy market town of Wellington in the heart of beautiful North Shropshire countryside. This historic town, which was granted a market charter in 1244 and still has a thriving street market, boasts a number of supermarkets, doctors' surgery, leisure facilities, mainline train station and the well-renowned Wrekin College public school. Further afield, both just 12 miles distant, are Telford and the historic county town of Shrewsbury which provide a greater variety of amenities.

This area of Shropshire is extremely well-served with both private and state primary and secondary schools and Harper Adams University is a short distance away. International airports are to be found within approximately 1.5 hour's drive and there are mainline train stations at Stafford and Crewe with links to Birmingham from Telford Station.

The Property

The Byre is found in a stunning location at the end of a half-mile long private drive making it both secluded and idyllic. This small development, in the barns accompanying the original farmhouse, totals five lovely dwellings surrounded by open farmland. The charming barn conversion has been completed to a high specification and has not yet been occupied thereby giving the buyer a chance to put their own personal stamp on it. The ground floor living area has a spacious and airy feel due to the open-plan layout and benefits from under-floor heating. The kitchen is well-equipped with integrated appliances and is complemented by a utility area and downstairs WC.

Upstairs are three bedrooms, one of which has an en-suite shower room, and a large family bathroom. Original features such as exposed beams and brickwork are found throughout along with full-height ceilings on the first floor which gives the whole property a truly authentic feel.

Outside areas

Externally there is a small garden to the front, facing the communal area, with a shared gravel driveway and private parking for two cars. The enclosed, larger lawned garden found to the rear has a patio area and, like the interior, has not yet been planted up thereby giving the buyer the opportunity to develop their dream garden with planting to their own taste.





Equestrian opportunities

The property includes a one acre paddock with the opportunity to purchase further land if required, making The Byre perfect for those looking to keep a horse at home. Close to the house is an area of hardstanding which would be an ideal space to create stabling or a portal-framed building, subject to any necessary planning consents. Also included is an orchard area.

Immediately adjacent to the development is access to 25 acres of woodland which provide a lovely area to ride through and the property is surrounded by a plethora of quiet country lanes and tracks ideal for hacking out without having to cross busy roads. In addition there are a number of equestrian facilities, including competition venues, within a short drive.



Services

Mains water and electric are connected. Drainage is to a communal drainage system. Air-source heating.

There is a service charge to cover maintenance of communal areas. The cost of services and maintenance of the driveway is shared with the adjoining and adjacent properties.

We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Tenure

We are advised that the property is freehold with vacant possession on completion.

Local Authority

Telford & Wrekin Council, Addenbrook House, Telford, TF3 4NT.

Council Tax Band

Band E.

Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural, on 01630 692500 or sales@barbers-rural.co.uk.

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