



Swallow Cottage, Great Ness Barns, Great Ness, Shrewsbury, SY4 2LP

3 bedroom detached barn—£680,000 Freehold

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Coopergreenpooks.co.uk

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This exceptional detached barn conversion has been stylishly finished to an incredibly high standard, whilst being set within its own gated and beautifully landscaped grounds, from which there are stunning rural views towards the Nesscliffe Woods. **VIRTUAL TOUR AVAILABLE.**

KEY FEATURES

- Imaginative modern design integrating many original features, along with the highest quality of fit, finish and attention to detail.
- Well configured single-storey accommodation with energy efficient (air source) underfloor heating system.
- Entrance hall and cloakroom, as well as side hall with separate utility room and store.
- Superb living room with high level ceiling, oak boarded flooring, wood burner and custom-made display units.
- Large open plan kitchen/dining room with vaulted ceiling, roof light, feature window and glazed sliding doors opening to a kitchen garden. Like other areas of the property the flooring has been tiled in a striking Italian Terrazzo and the custom-made units have been fitted to an extremely high standard, with quality integrated appliances.
- 3 double bedrooms, impressive family bathroom and en-suite shower room to main bedroom. There is also a full boarded and insulated loft space (3.9m x 3.8m) which has been decorated throughout and could be used as a study or additional accommodation if required.
- Private gated access to a partly walled courtyard, which provides parking for several cars and access to a detached single garage with adjoining office, which is fully equipped for home working with super-fast broadband.
- Magnificent garden adjoining open fields with views towards Nesscliffe woods. It is mainly lawned with natural areas, mature trees and a lovely entertaining space with outside kitchen and seating areas
- Gated development of just 5 individual properties, all meticulously converted in 2021 by restoration experts Charters Property.
- Situated in the charming village of Great Ness and on the doorstep of wonderful open countryside, yet only 15 minutes from the lively county town of Shrewsbury. Nesscliffe village is also just a mile away and has a great pub/restaurant and local shop.

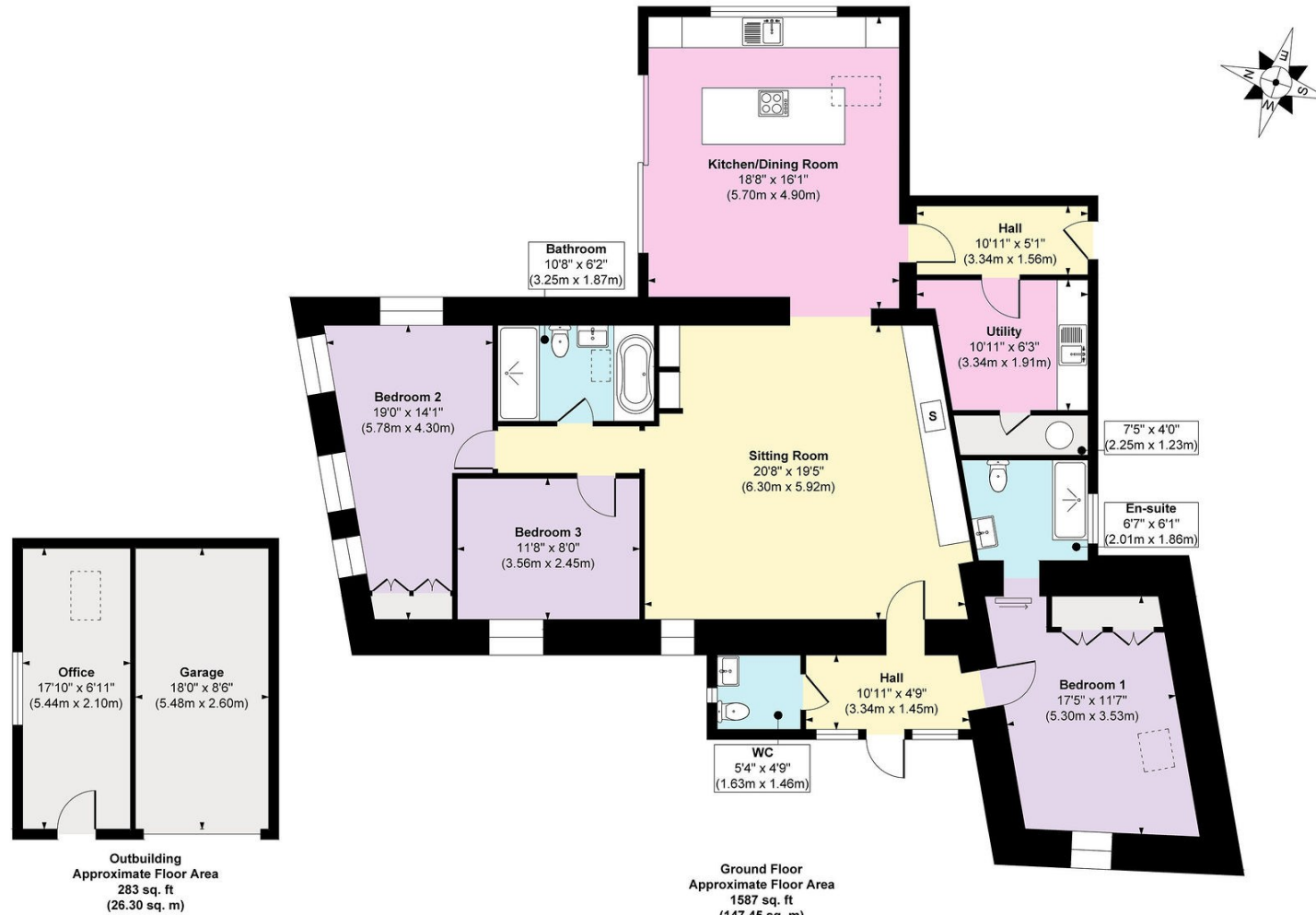
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Approx. Gross Internal Floor Area
Main House = 1587 sq. ft / 147.45 sq. m
Outbuilding = 283 sq. ft / 26.30 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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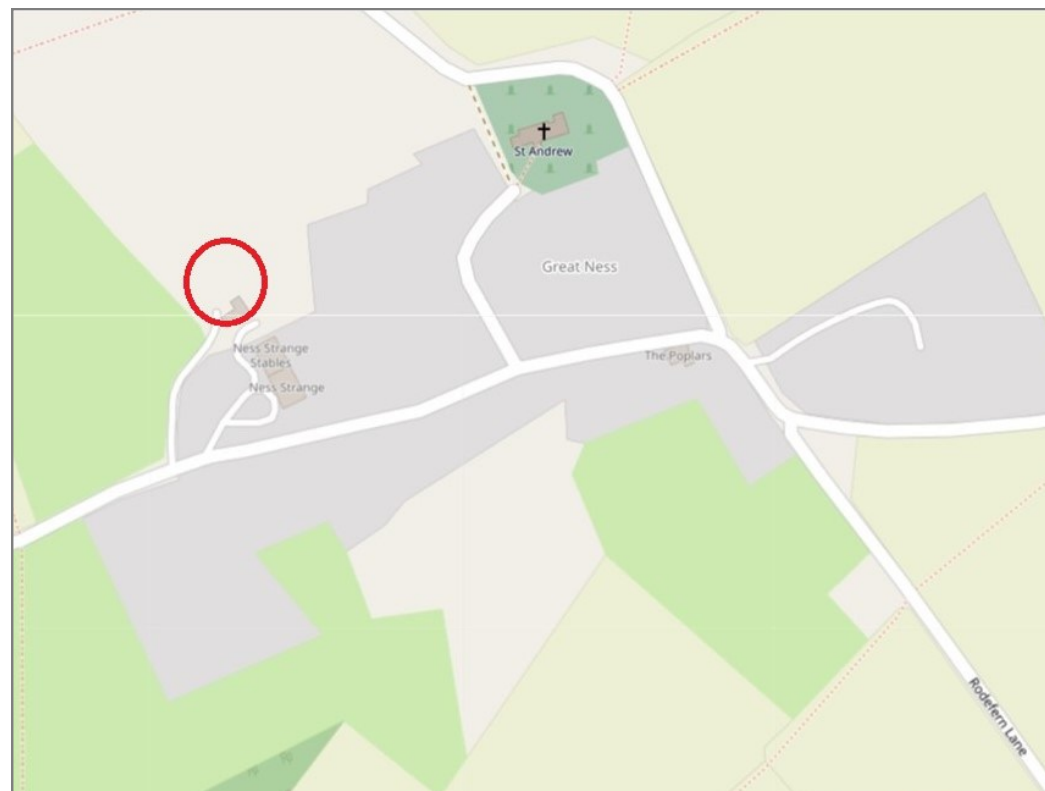
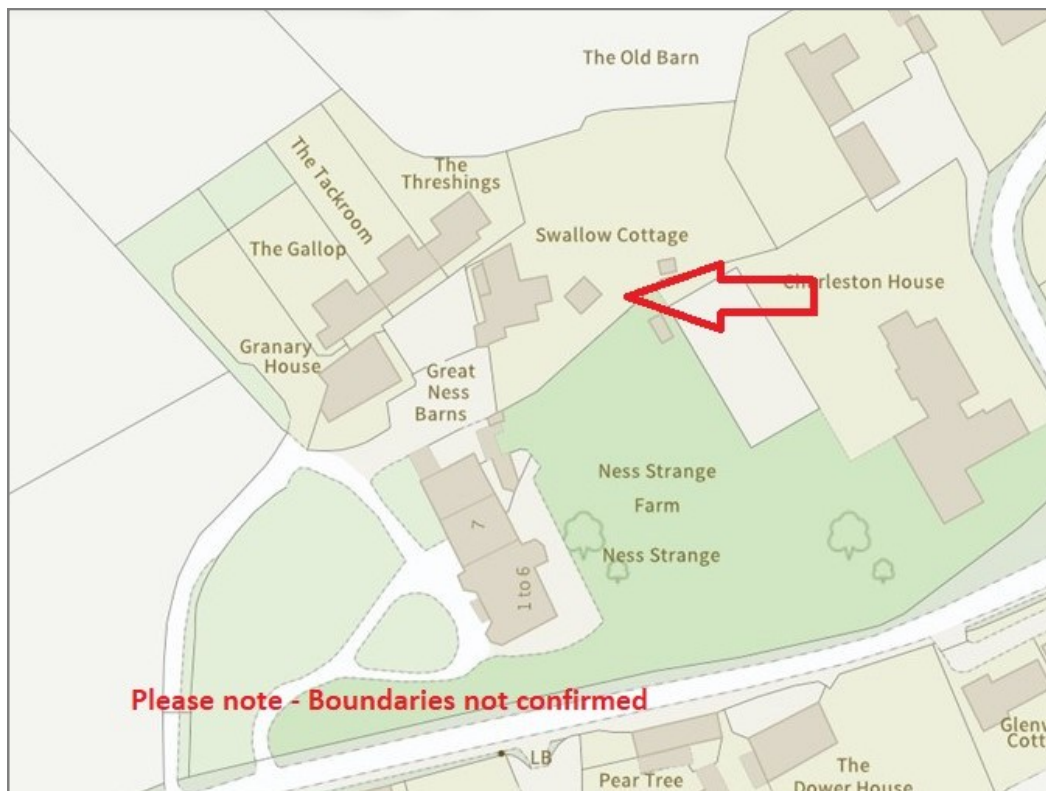




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Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band F
EPC Band	Band C
Services	Mains water and electricity are connected with air source heating

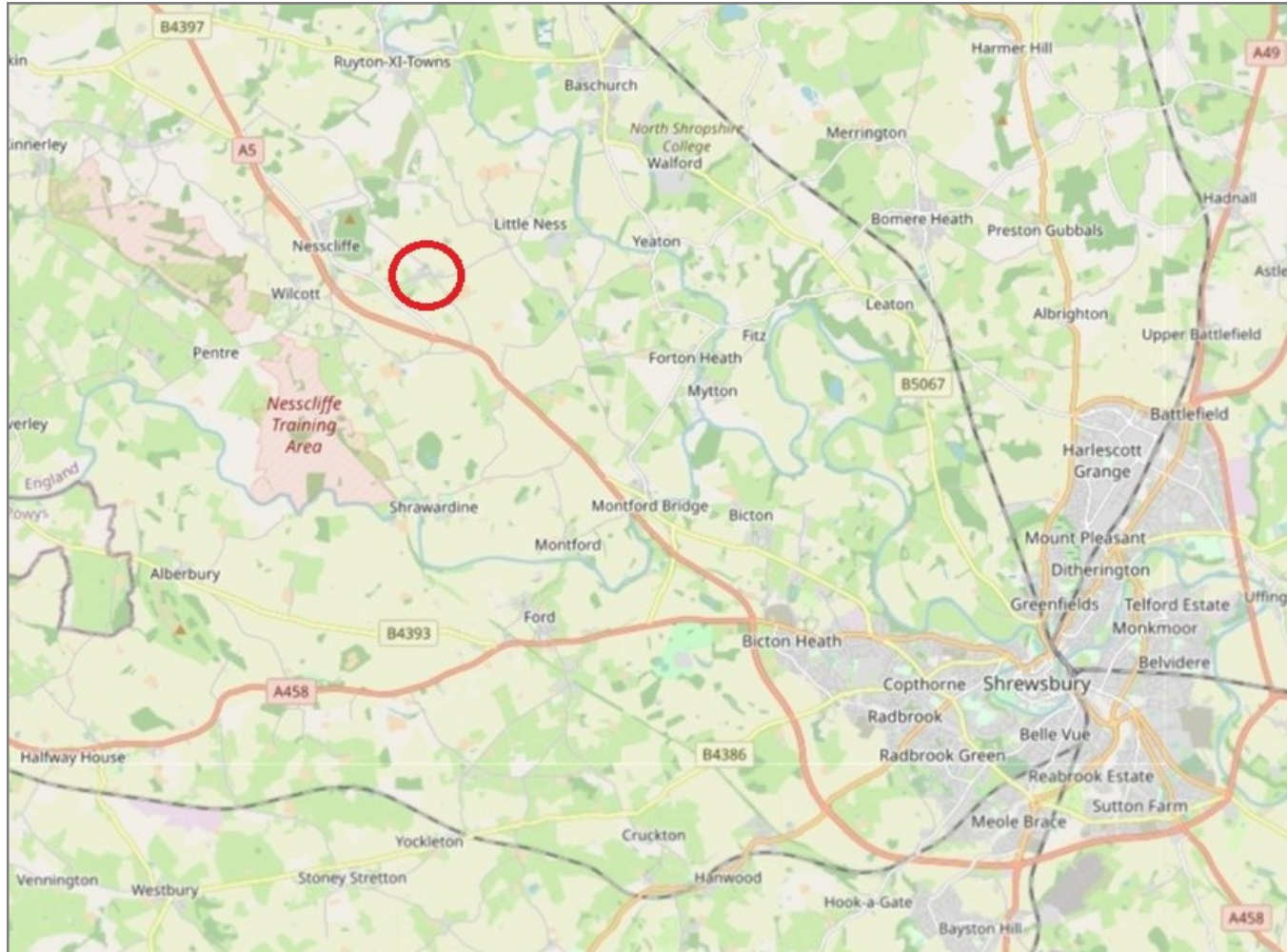
Drive and communal area courtyard owned by management company – Great Ness Barns Estate Ltd, all 5 properties have equal share of 100% ownership of this and one person from each acts as a director. The service charge is £65 per month – it's the same for each property and this covers all maintenance, electricity and servicing for the electric gates and private sewerage treatment plant. As well as a comfortable contribution to a sinking fund.

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