



The Old Granary, 2 Astley Court, Astley, Shrewsbury,
SY4 4DG

Shrewsbury & Country House Sales

**MILLER
EVANS**



The Old Granary, 2 Astley Court, Astley,
Shrewsbury, SY4 4DG

£500,000

Freehold

- Detached four-bedroom Grade II Listed barn conversion, originally the Old Granary
- Situated within a small exclusive development in a village setting
- Beautifully presented throughout with retained original features
- Spacious living room and garden room
- Kitchen/dining room, study, utility and cloakroom
- Master bedroom with en suite shower room
- Three further bedrooms and family bathroom
- Private walled courtyard garden and ample driveway parking
- Attractive rural hamlet



A beautifully presented and well-maintained Grade II Listed, four-bedroom detached barn conversion, originally The Old Granary, situated within a small exclusive development of complementary properties in a village location. The property retains a wealth of original features and offers spacious, well-balanced accommodation throughout.

The ground floor comprises a generous living room with double doors opening into the garden room, a well-fitted kitchen/dining room, study, utility room. To the first floor, the principal bedroom benefits from an en-suite shower room, together with three further good-sized bedrooms and a family bathroom. Outside, to the rear, is a private enclosed walled courtyard garden with terrace seating area, ideal for al fresco dining and entertaining. To the front, the cottage-style garden is laid mainly to lawn with floral borders, alongside a tegular paved driveway providing ample off-road parking.

Astley is a small and attractive rural hamlet situated north of Shrewsbury, surrounded by open Shropshire countryside. Known for its peaceful setting and characterful period properties, the village offers a charming semi-rural lifestyle while remaining conveniently placed for access to Shrewsbury and surrounding road links.







OPEN ENTRANCE PORCH

ENTRANCE HALL

Waxed and polished wood floor

CLOAKROOM

Wash hand basin, wc

LIVING ROOM (average measurement)

16'7" x 15'0"

Heavily beamed ceiling, feature fireplace with gas fired stove

GARDEN ROOM

11'8" x 12'4"

KITCHEN / DINING ROOM

16'7" x 12'3"

Fitted with a range of matching units with integrated appliances

Heavily beamed ceiling

STUDY (average measurement)

12'5" x 10'1"

Door to the front of the property and door to:





UTILITY
3'10" x 11'3"

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING with exposed beam features.

BEDROOM 1 (average measurement)
6'7" x 10'4"
Beamed ceiling. Built in wardrobes

EN SUITE SHOWER ROOM
Large walk in shower, wash hand basin, wc

BEDROOM 2
12'7" x 9'8"
Built in wardrobe and exposed beamed ceiling

BEDROOM 3 (average measurements)
8'0" x 12'8"
Built in wardrobe and exposed beamed ceiling



BEDROOM 4
8'2" x 14'8"
Exposed beamed ceiling

BATHROOM
Panelled bath with shower and shower screen
Dressing surface with vanity cupboard, wash hand basin, wc

GARDENS AND GROUNDS

The property is well screened by an established laurel hedge and approached over a tegula drive providing ample parking space. There is an attractive garden to the front which is laid to lawn with a randomly paved patio and terrace, serving the reception area.

There is a private well screened and walled courtyard garden to the rear, with a paved patio and terrace, raised shrubbery border. The whole offering considerable privacy, ideal for Alfresco dining and entertaining.

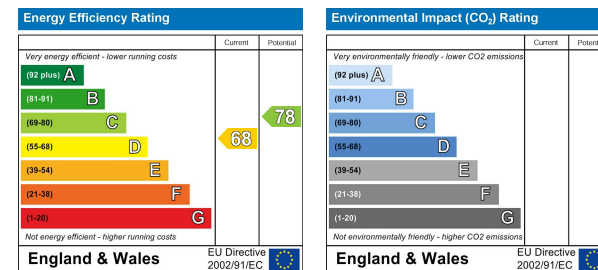
HOW TO GET THERE

From Shrewsbury, take the A53 north towards Market Drayton. Continue past the Battlefield roundabout for approximately 4–5 miles. At Upper Astley, turn left just before the former Dog in the Lane public house and follow the country lane through the hamlet into Astley.



Total area: approx. 1759.9 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.



IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Images may have been enhanced.

This property may be subject to additional management charges.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

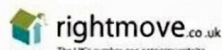
Council Tax Band : E

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbeville Foregate, Shrewsbury SY1 6ND

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