Tempertons

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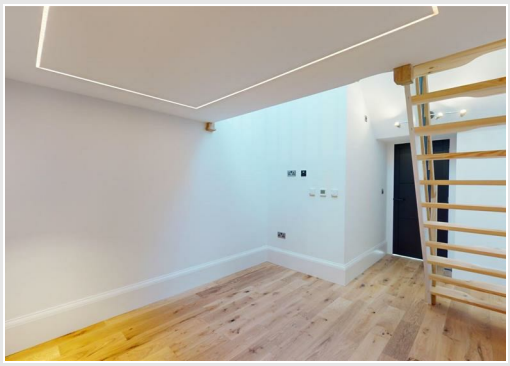
Ivy Barn , Sambrook, Newport, TF10 8AL
Fixed Asking Price £375,000

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Shropshire is a picturesque county in the West Midlands of England, known for its rolling hills, historic market towns, and rich cultural heritage. It borders Wales and offers stunning landscapes, including the Shropshire Hills Area of Outstanding Natural Beauty, which is perfect for walking and outdoor activities. The county is steeped in history, featuring medieval castles, Ironbridge Gorge—a UNESCO World Heritage Site and birthplace of the Industrial Revolution—and charming villages that reflect traditional English character. Shropshire combines rural tranquility with vibrant local communities, making it a unique and inviting destination.

Surrounded by fields, Sambrook is a village located about 6 miles from the market town of Newport and approximately 2 ½ miles from the larger neighbouring village of Hinstock, which has a local shop, pub and primary school. Sambrook's amenities include a church and community hall, with its location giving easy access to many country walks and quiet country lanes ideal for cycling.

The property is approximately 1 mile from the A41, from which the M54 and M6 can be accessed, making commuting to Wolverhampton and the West Midlands possible. Mainline railway stations are situated in Stafford, Telford and Shrewsbury.

Recently converted property

Ivy Barn is a barn conversion which offers flexible accommodation, suitable for young professionals or those looking to downsize and escape to the country. The ground floor offers an open plan living space with picture window and direct access to a high specification kitchen. A home office with a mezzanine floor over could also be used as a third bedroom. Upstairs are two further bedrooms and a family shower room.

The property in more detail:-

Lounge/Dining Room

19'10" x 20'6" (max) (6.05 x 6.25 (max))
The front door leads directly into the spacious lounge and dining area, with engineered wooden floor and underfloor heating. Front aspect full height windows. Track lighting.

A feature brick wall gives the room a rustic charm and a doorway leads to the

Kitchen

10'9" x 10'4" (3.30 x 3.15)
having a range of dark blue units, with a mixture of cupboards and drawers with marble effect worktops and splashbacks. Neff integrated appliances include under counter fridge and freezer, a dishwasher, oven, grill and hob. There is space and plumbing provision for a washing machine in one cupboard.

A wealth of structural wooden beams gives the kitchen a feeling of space and spot lights, under counter lighting and a skylight ensure that the kitchen is well lit and useable day and night.

Home Office / Bedroom Three

16'0" (max) x 9'10" (4.90 (max) x 3.00)
off the lounge is a room which could be used as an office or as a bedroom. Exposed wooden beams remind you of the history of the building whilst a modern designer staircase brings you up a mezzanine floor which offers a place with great natural light to work in or a lovely reading area, depending on your need. Multiple skylights, spotlights and an illuminated light track provide lighting for every mood and occasion. Underfloor heating.

Shower Room

including a large shower tray with black edged shower screen, black rainfall shower head and hand held attachment. Black tap and marble effect hand basin mounted on a wooden shelf. White low level flush W.C. Black ladder towel radiator. Mirror with light.

From the lounge, stairs rise to the landing with access to

Bedroom One

9'8" x 16'2" (2.95 x 4.95)
this room can be accessed from the landing under a low level door or via a sliding door which separates the two bedrooms. French doors with a front aspect. Radiator. Wooden beams with full height ceiling.

Bedroom Two

9'2" x 10'5" (2.80 x 3.20)
Accessed from bedroom one or the landing, this room has a skylight, and could be used as a bedroom or would make a wonderful dressing room. Radiator.

Family Shower Room

having a white suite with large shower tray with rainfall shower head and hand held attachment, W.C. and wash hand basin on a wooden stand, with brushed gold effect fittings. Chrome towel ladder radiator. Mirror with light.

Outside

The property has a gated entrance, with a gravelled parking area providing parking for at least two cars. A slabbed patio area, which continues around the side of the property, provides space for outside entertaining and relaxation.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Shropshire Council, that the property is in Band C

EPC RATING: C (74)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity and drainage are connected. Air source heat pump serves the underfloor heating and radiators.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check

Tel: 01952 812519 **Email:** sales@tempertons.co.uk

https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker for details. Vendors are not aware of any mobile black spots within the property.

ADDITIONAL CHARGES: We understand that no additional charges are payable. (e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: The vendors are not aware of any.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any planned developments or permissions that may have an impact on the property.

COAL FIELDS/MINING: The vendors are not aware of any mining related issues having affected the property.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

6. We will not allow any recording of the property by means of cameras, mobile phones, Meta glasses or other devices unless the consent of the vendor has been sought and given in advance of the viewing.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

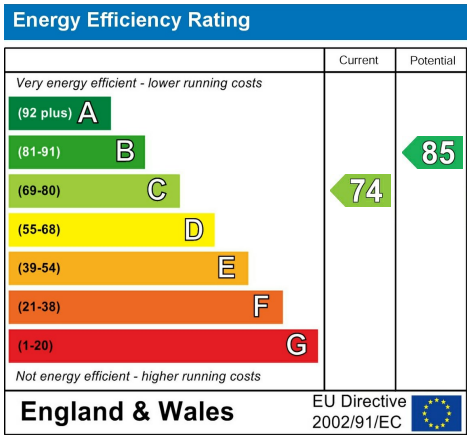










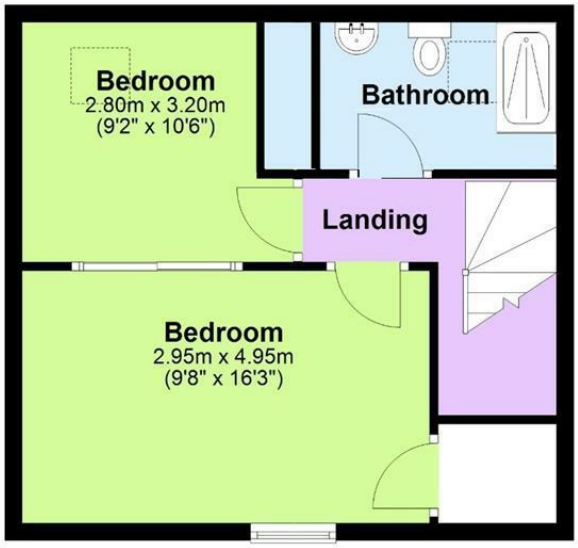
Ground Floor

Approx. 69.1 sq. metres (743.4 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.9 sq. feet)



Total area: approx. 112.3 sq. metres (1208.2 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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