





5 The Barns Nobold Lane, Nobold, Shrewsbury, SY5 8NW
Offers In The Region Of £535,000

This attractive four bed barn conversion occupies a delightful position within a gated development of just five similar properties, offering a peaceful rural setting while remaining conveniently close to Shrewsbury. The property combines a stylish contemporary interior with a wealth of character features.

The well presented accommodation briefly comprises an entrance hall leading to an impressive open-plan living space, including a modern kitchen, a utility room, a living room with a feature wood burner, a dining area that flows seamlessly between the living room and kitchen, a sunroom, and a downstairs cloakroom. To the first floor, there is a principal bedroom with an en-suite shower room, three further bedrooms, and a contemporary family bathroom.

Externally there is a garage/workshop, which benefits from additional storage space above and offers potential for conversion, subject to the necessary planning consents. The property is further enhanced by a beautifully maintained, generous private garden, enjoying stunning far reaching views across the surrounding countryside.





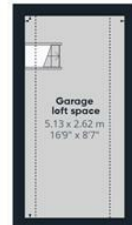
Floor Plan (not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

150 m²

1616 ft²

Reduced headroom

3.2 m²

34 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Located in a quiet and picturesque hamlet, the property is conveniently placed just one mile from Shrewsbury and within easy reach of the Priory and Meole secondary schools.

Entrance Hallway

With Amtico flooring.

Living Room

With Amtico flooring, feature beam and wood burner. Adjoining the living area is the dining space, which also provides access to the kitchen.

Kitchen

Fitted with a range of modern units comprising sink unit with mixer tap set into Granite worktops, intergrated appliances include Bosch dishwasher, Bosh fridge and separate freezer, AEG grill and separate oven, AEG induction hob and extractor fan above and Amtico flooring. Archway leads through to:

Utility

Fitted with a range of matching modern units comprising sink unit with mixer tap set into worktops, cupboard housing Ideal Vogue boiler, space and plumbing for washing machine and drier. Door leads out to rear garden.

Garden Room

With Amtico flooring and windows that enjoy stunning views over the rear garden and surrounding countryside. Double doors lead out to the rear garden.

Downstairs Cloakroom

With low level flush wc, wash hand basin with mixer tap, heated towel radiator and Amtico flooring .

Landing

With feature beams, electric powered skylight window, storage cupboard and access to fully boarded loft space with loft ladder.

Principle Bedroom

With fitted carpets and exposed beam, door to:

Ensuite Shower Room

Fitted with a modern white suite comprising walk in shower cubicle with waterfall head and riser rail with shower head attachment, low level flush wc, wash hand basin with mixer tap and touch light mirror above, heated towel radiator, extractor fan and tiled effect flooring.

Bedroom

With fitted carpets, exposed beam, and two skylight windows.

Bedroom

Currently used as a home office. With fitted carpets and skylight window.

Bedroom

With fitted carpets, exposed beam and skylight window.

Family Bathroom

Fitted with a modern white suite comprising panelled bath with waterfall head and riser rail with shower head attachment, low level flush wc, wash hand basin with mixer tap and touch light mirror above, heated towel radiator, extractor fan, tiled effect flooring and skylight window.

Outside

The property is approached via electric operated gates onto a private development of just five similar properties which leads to the courtyard frontage, where there is a gravelled parking area. The rear garden is attractively landscaped that is mainly laid to lawn with paved seating areas to enjoy al fresco dining. The garden enjoys elevated views across the adjoining fields. The property benefits from a GARAGE/WORKSHOP with useful storage above which has potential to convert subject to planning permission.

General Notes

TENURE

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 3 Mbps & Superfast 43 Mbps. Mobile Service: Good outdoor and in home. We

understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.



General Services:

Local Authority: Shropshire Council

Council Tax Band: D

EPC Rating: E

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

What3Words: ///them.lodge.juror

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343

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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.