



Cruck Barn, Carver Street, Pontesbury, Shrewsbury, SY5 0SB

Shrewsbury & Country House Sales

**MILLER
EVANS**



**Cruck Barn, Carver Street, Pontesbury,
Shrewsbury, SY5 0SB**

£385,000

Freehold

- An immaculately presented Grade II Listed barn conversion
- Two reception rooms, dining kitchen and utility
- Master bedroom with en suite bathroom
- Second bedroom and bathroom
- Private courtyard garden to the front
- Gated access
- Additional parking space
- Convenient location in the centre of the village
- Walking distance to excellent amenities



This stunning and immaculately presented two bedroom, Grade II Listed, barn conversion provides spacious accommodation briefly comprising; entrance hall, cloakroom, sitting room, living room opening into kitchen/dining room and a utility room. To the first floor there is a master bedroom with en suite bathroom with separate shower cubicle and a second bedroom and beautifully appointed bathroom. The property boasts charm and character with original wall and ceiling beams and enjoys the benefits of gas fired central heating. There are two parking spaces and an enclosed courtyard.

Cruck Barn enjoys a prime central position in the popular village of Pontesbury, approximately 6 miles south west of Shrewsbury, ideally situated within walking distance of all village amenities including; shops, schools, cafe's and recreational facilities, whilst also benefitting from immediate access to the surrounding Shropshire countryside and nearby hills.







ENTRANCE HALL

CLOAKROOM

5'2" x 5'2"

Wash hand basin, wc

SITTING ROOM / DINING ROOM

18'3" x 17'6"

LIVING ROOM

18'5" x 17'6"

KITCHEN / DINING ROOM

15'9" x 12'8"

Fitted with a range of matching wall and base units

UTILITY

9'5" x 7'9"

Base units with inset sink

Door to front

STAIRCASE rising from the living room to **FIRST FLOOR LANDING**





BEDROOM 1

13'2" x 14'8"

Velux roof light

Built in store cupboards

EN SUITE BATHROOM

7'4" x 10'2"

Modern panelled corner bath

Wash hand basin, wc

Separate shower cubicle

Velux window

BEDROOM 2

10'2" x 15'11"

Three Velux windows



BATHROOM

7'9" x 7'7"

Beautifully appointed with panelled bath with shower over and glass shower screen

Wash hand basin, wc

Velux window

Store cupboard.

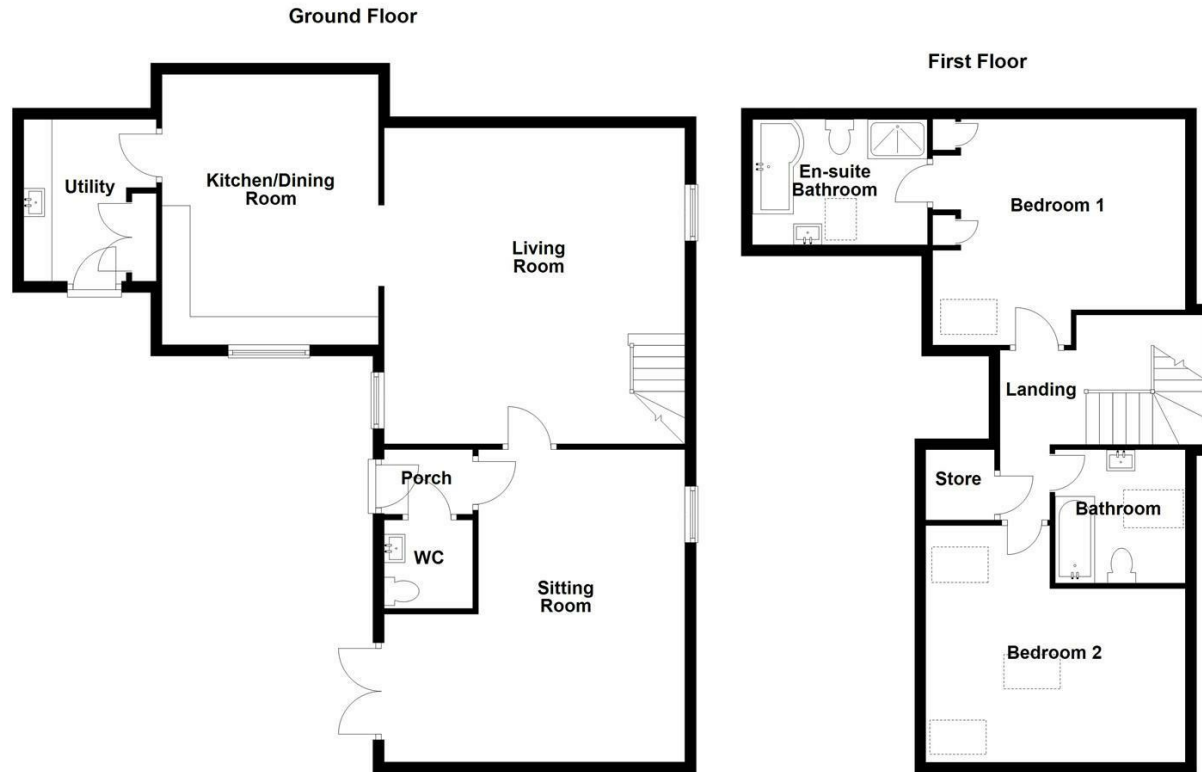
GARDENS AND GROUNDS

The property is approached through double entrance gates to a spacious and private courtyard with a wooden Gazebo providing ideal seating/entertaining area.

There is an additional parking space to the far right of the property, with right of access over the neighbouring driveway.

HOW TO GET THERE

When approaching from Shrewsbury take the A488 (Bishops Castle Road). Continue through the village of Hanwood into Pontesbury. Continue along the A488 through the one-way system. Turn left onto Carver Street, where the driveway to the property will be found on the right hand side.



Total area: approx. 1547.1 sq. feet

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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.

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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.

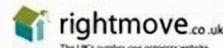
Council Tax Band : C

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbeville Foregate, Shrewsbury SY1 6ND

**MILLER
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Residential Sales & Lettings
Eagle House, 4 Barker Street,
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www.millerevans.co.uk | homes@millerevans.co.uk

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Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: William Miller • Sharon L. Langley (MARLA) Consultant: David C. Evans