



MICHAELMAS BARN

WRETNALL | PULVERBATCH | SHREWSBURY | SY5 8EB





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Shrewsbury 5.5 miles | Telford 20.1 miles
(all mileages are approximate)

AN INCREDIBLY ATTRACTIVE AND BEAUTIFULLY PRESENTED SEMI
DETACHED BARN CONVERSION, OFFERING CHARACTERFUL AND
VERSATILE ACCOMMODATION IN AN IDYLIC HAMLET.

Beautifully presented throughout with a wealth of exposed beams and period character

Superb open-plan kitchen/dining room forming the heart of the home

Sitting room with feature fireplace together with a stunning oak-framed garden room with log burning stove

Detached garage with positive pre-application advice for conversion into secondary accommodation or annexe

Private driveway and beautifully landscaped gardens enjoying an excellent degree of privacy



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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3words - ///dripped.glow.expensive

From Shrewsbury, proceed out on the Longden road passing The Priory and Meole Brace schools and continuing through the villages of Hook-a-Gate, Annscroft, Longden and Longden Common. After passing through Longden Common, take the right hand turning signposted Wrentnall and Pulverbatch and continue into the hamlet of Wrentnall, following the road round to the right and the property will be found on the left hand side on the corner of the turning to Habberley.

SITUATION

Wrentnall is a highly desirable rural hamlet nestled amidst unspoilt Shropshire countryside, providing immediate access to a wealth of walking, cycling and riding routes, including the spectacular Long Mynd. The nearby village of Longden offers a well-regarded primary school, village shop and community-owned public house, whilst the county town of Shrewsbury provides an extensive range of independent shops, restaurants, cafés and excellent transport links, including rail services and easy access to the A5 and M54 for commuting.

PROPERTY

This impressive semi-detached barn conversion has been sympathetically updated to provide beautifully presented accommodation, seamlessly combining original character with modern comforts. Occupying a peaceful position within the picturesque hamlet of Wrentnall, the property offers an exceptional lifestyle surrounded by some of Shropshire's finest countryside.

The heart of the home is the spacious open-plan kitchen and dining room, fitted with an excellent range of contemporary wall and floor units complemented by generous work surfaces and integrated appliances. The room provides an ideal space for everyday family life and

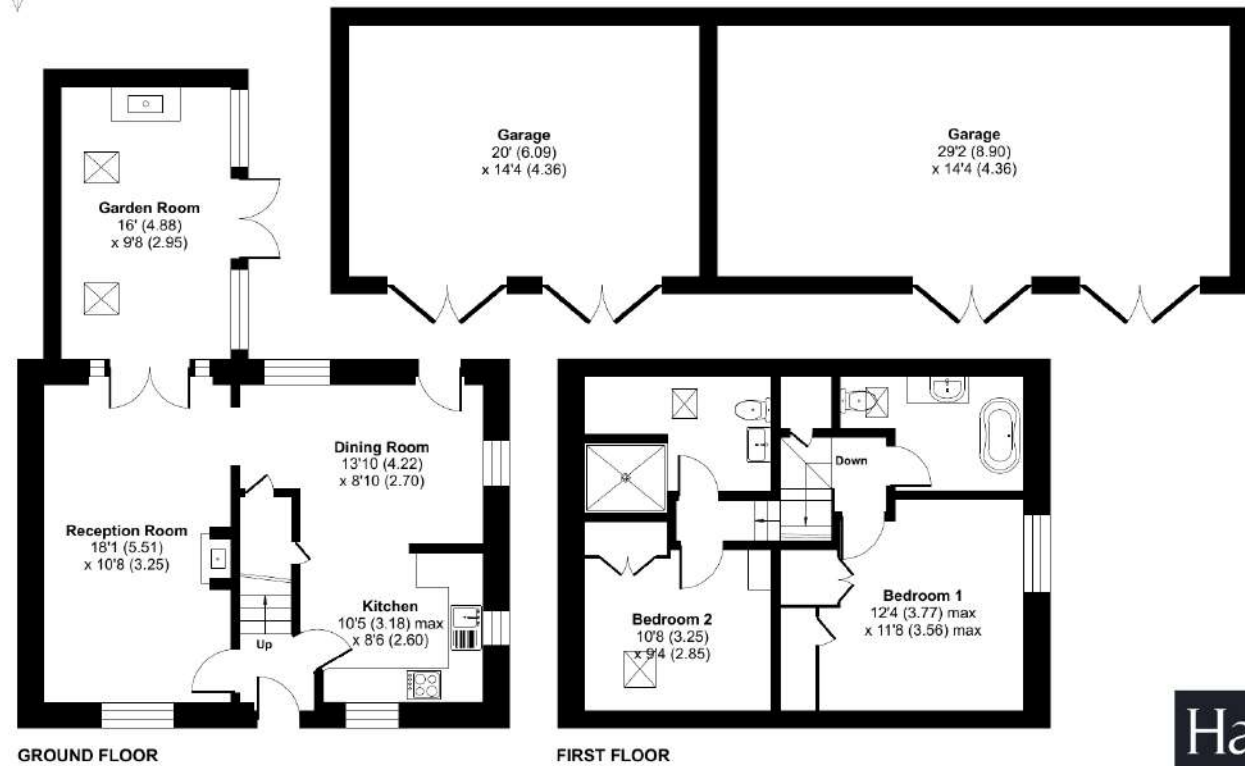


Approximate Area = 1094 sq ft / 101.6 sq m

Garage = 704 sq ft / 65.4 sq m

Total = 1798 sq ft / 167 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1485011



entertaining whilst retaining an abundance of charm through exposed beams and character features.

The sitting room is warm and inviting, centred around an attractive feature fireplace and enjoying views over the gardens. Leading from here is the superb oak-framed garden room, a particularly impressive addition with vaulted ceilings, exposed timbers, roof lights and a wood burning stove. Flooded with natural light, this versatile reception enjoys direct access onto

the terrace and gardens, creating a wonderful space to relax throughout the year.

The first floor provides two well-proportioned double bedrooms, both enjoying lovely outlooks across the surrounding countryside and retaining attractive exposed beams. They are served by a well-appointed family bathroom together with a separate shower room, offering flexibility for guests and family living.



OUTSIDE

The property is approached via a private driveway providing ample parking and access to the garage. The gardens have been thoughtfully landscaped to create a series of attractive outdoor spaces, perfectly complementing the peaceful rural setting.

Immediately adjoining the garden room is a private terrace with an area of artificial lawn, creating an ideal space for outdoor dining and entertaining. Beyond, the gardens are predominantly laid to lawn and bordered by mature hedging, shrubs and established planting, providing excellent privacy and colour throughout the seasons. The combination of formal gardens and sheltered seating areas makes the outside space as appealing as the accommodation itself, offering a tranquil setting from which to enjoy the surrounding countryside.

A particular feature of the property is the detached garage, where part of the building has already received positive pre-application advice for conversion into ancillary accommodation. Subject to the necessary consents, it offers exciting potential for a home office, studio, annexe or holiday accommodation.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, electricity and gas. Drainage is provided to a shared private system.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - D



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. 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.
2. 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.
3. 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



