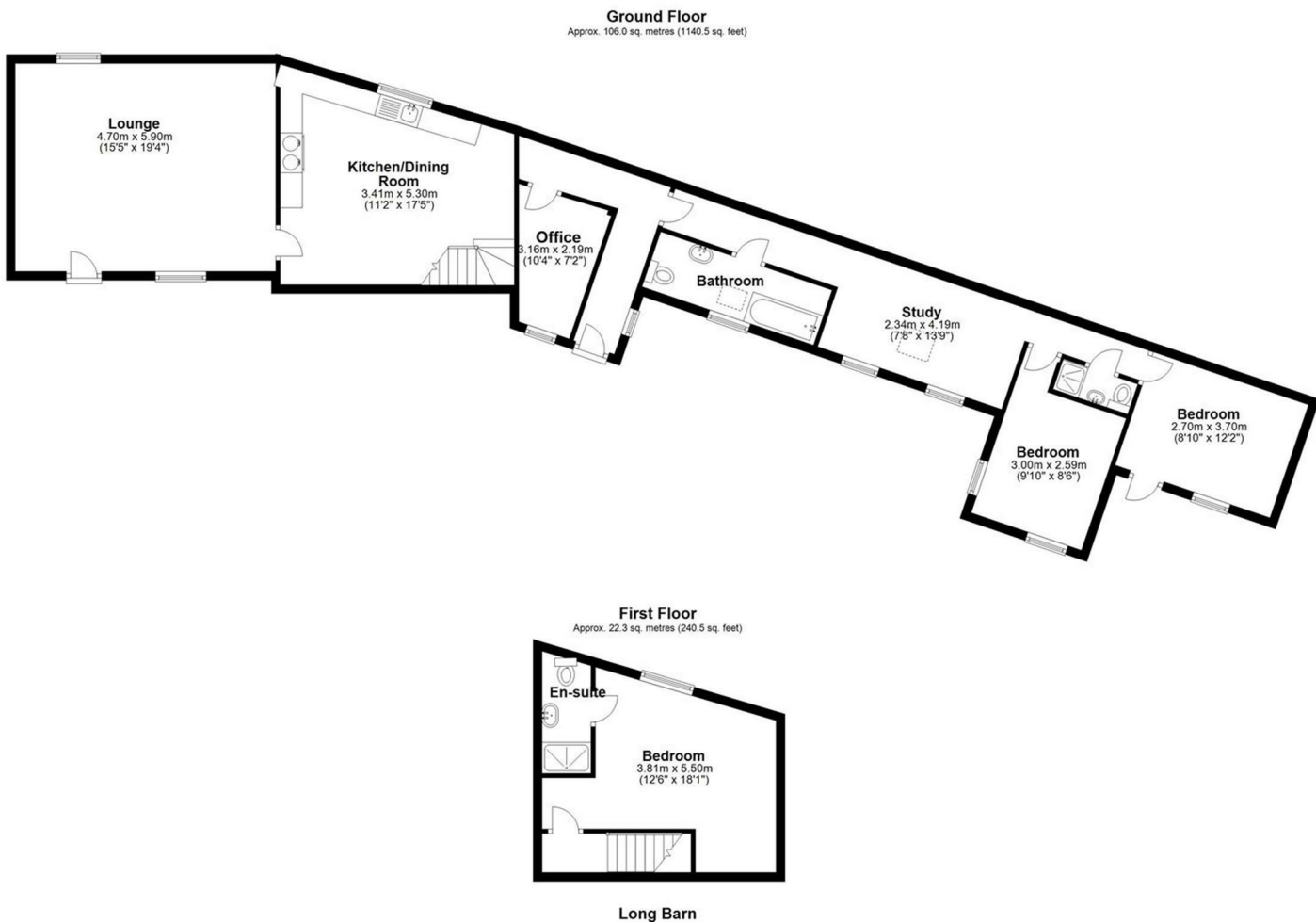


FOR SALE

The Long Barn, 2 Homestead Barns, Emstrey, Atcham, Shrewsbury, SY5 6QP



FOR SALE

Offers Over £400,000

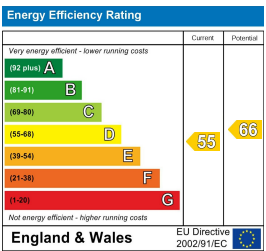
The Long Barn, 2 Homestead Barns, Emstrey, Atcham, Shrewsbury, SY5 6QP

An immaculately presented and charming barn conversion with character, easily maintained outdoor space and garaging, set in a delightful yet most convenient locality.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



onTheMarket.com



APPROVED CODE
TRADING STANDARDS UK



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01743 236444

MILEAGES: Shrewsbury 3 miles, Telford 13.3 miles. All mileages are approximate.



1 Reception Room/s



3 Bedroom/s



3 Bath/Shower Room/s



- Immaculately presented
- Characterful accommodation
- Versatile layout
- Garaging and storage
- Easily maintained outdoor spaces
- Lovely rural location

DIRECTIONS
From Shrewsbury Town Centre proceed down Wyle Cop over the English Bridge and onto Abbey Foregate. Proceed straight ahead to the Column roundabout taking the second exit onto London Road. Continue to the end of London Road joining the Emstrey roundabout and take the second exit in the direction of Atcham. Continue for a distance and the entrance to the development will be identified on the left hand side.

SITUATION
The property is attractively and well positioned providing excellent access to Shrewsbury Town Centre which offers a comprehensive range of shops and an excellent number of both leisure and social facilities. Commuters will be pleased to note that the adjoining road connects directly to the A5 which links east to the M54 motorway and Telford. Just down the road is the delightful hamlet of Atcham with the well known Mytton & Mermaid hotel and restaurant which overlooks the River Severn. Attingham Park, a national trust property, is also close by with lovely walks

DESCRIPTION
The Long Barn is an individual and highly desirable barn conversion with character. The property hosts immaculately presented accommodation which comprises a spacious living room, highly appointed kitchen diner, two ground floor bedrooms, an office, bathroom and shower room. As part of the main hallway, there is a most practical and useful area which could be utilised for a number of purposes including a study or reading area. To the first floor, the principal suite offers a generous bedroom, with modern en-suite shower room. The property has the advantage of an open fronted garage, with parking in front. In addition, The Long Barn has a separate lockable storage unit. For additional parking, there is a residents and visitors car park. The Barn has two easily maintained, walled courtyard areas together with a neat section of lawn with floral borders to the front. All residents have use of a grassed paddock area, with additional small section of land/orchard. For additional information, please see the agents note.

ACCOMMODATION
ENTRANCE
A panelled part glazed solid oak entrance door leading into:-
LIVING ROOM
With feature vaulted ceiling and attractive exposed beams.
KITCHEN/DINER
With tiled floor and providing a range of eye and base level soft close units, comprising of cupboards and drawers, with granite worksurface over and incorporating a one and half bowl Franke sink unit and granite drainer. Part tiled walls and tiled splash, Belling dual fuel cooker with double oven and grill, with five ring gas hob unit over. Under cupboard lighting, integrated dishwasher, integrated washing machine, integral fridge freezer. Beamed ceilings. Staircase to first floor.
INNER HALL
Tiled floor, panelled part glazed access door to the rear. Also provides a useful study/seating area with windows overlooking the courtyard garden.
BEDROOM TWO
With vaulted ceiling and exposed beams.
BEDROOM THREE
With vaulted ceiling and exposed beams. Also with a glazed door leading to a private walled courtyard.

SHOWER ROOM
Providing a modern white suite, with low level WC, wash hand basin, inset vanity unit with storage cupboard under, shower cubicle with mains fed shower, tiling, sliding splash screen and extractor fan.
BATHROOM
With attractive tiled flooring and providing a white suite comprising low level WC, pedestal wash hand basin and deep fill panelled bath, part tiled walls and tiled splash, extractor fan, ceiling down lighters.
OFFICE
With tiled floor.
FIRST FLOOR LANDING
With access to loft space and door to:-

BEDROOM ONE
With feature vaulted ceiling and superb exposed beams, bespoke fitted double wardrobe made of kiln dried oak.
EN-SUITE SHOWER ROOM
With attractive tiled floor, providing a white suite comprising low level WC, pedestal wash hand basin and feature walk-in shower with mains fed shower unit with drench style head and additional feeder shower attachment, part tiled walls, splash screen, exposed beams, extractor fan, ceiling down lighters and heated towel rail.
OUTSIDE
The property is approached over a sweeping gravelled driveway, which then extends into a residents/visitor car park. The drive then leads into a residents only parking area, and the open front garaging. In addition, the property benefits from a covered lock up store.

OUTDOOR SPACE
Adjoining the property to the front is a neatly maintained section of lawn with low maintenance gravelled borders and seating space. In addition, there are two private walled courtyard seating areas, both positioned to the rear of the barn which could be utilised for alfresco dining and entertaining, together with space for potted plants.

There is a generous paddock and a small additional area of land/orchard, which residents have shared use of.

GENERAL REMARKS
AGENTS NOTE
The property is subject to an annual service charge of approximately £1200 per annum.

The vendors Instagram page - @longbarnlife
ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.
TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water and electricity are understood to be connected. Drainage is to a shared treatment plant and the property has LPG central heating. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'C' on the Shropshire Council Register.
VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.