



SWALLOW BARN

YEW TREE LANE | WISTANSWICK | TF9 2BD





I'M NOT BOSSY,
I JUST HAVE
BETTER IDEAS

LIVE
LOVE
LAUGH
SING
DANCE
DREAM
PLAY
GROW
SWIM

SWALLOW BARN

YEW TREE LANE | WISTANSWICK | TF9 2BD

Market Drayton 4.2 miles | Newport 8.8 miles | Shrewsbury 18 miles | Telford 19 miles | Stafford 21 miles
(all mileages are approximate)

An outstanding five-bedroom detached barn conversion offering exceptional character, contemporary luxury and stunning open-plan living in a sought-after rural setting.

Exceptional five-bedroom detached barn conversion
Over 3,100 sq ft of beautifully presented accommodation
Stunning open-plan kitchen, dining and family space
Private gated courtyard with landscaped gardens
Detached garage/workshop and extensive parking



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Swallow Barn is an exceptional five-bedroom detached barn conversion combining the timeless charm of a traditional Shropshire barn with luxurious contemporary living. Extending to over 3,100 sq ft, the property beautifully blends exposed brickwork, vaulted ceilings, oak beams and high-quality finishes to create a home of immense character and style.

Approached through electrically operated gates into a private courtyard setting, the property offers impressive and versatile accommodation centred around a spectacular open-plan dining and entertaining space filled with natural light.

Swallow Barn represents a rare opportunity to acquire a substantial lifestyle property with genuine “wow factor”.

SITUATION

The property occupies an attractive position along sought-after Yew Tree Lane in the rural hamlet of Wistanswick, surrounded by beautiful Shropshire countryside whilst remaining highly accessible.

The nearby market town of Market Drayton offers an excellent range of everyday amenities, with convenient links to Shrewsbury, Telford, Nantwich and Stoke-on-Trent via the A41 and M6 motorway network. The surrounding countryside provides superb walking, riding and outdoor pursuits, ideal for those seeking a balance of rural living and modern convenience.

PROPERTY

The accommodation is both extensive and beautifully presented, showcasing a wealth of original character features alongside stylish contemporary additions. At the heart of the home lies a stunning open-plan breakfast kitchen and dining/family room, undoubtedly one of the standout features of the property. The bespoke kitchen is fitted with quality cabinetry, substantial central island and a traditional Aga set within an exposed brick inglenook, whilst the adjoining dining and family area benefits from dramatic vaulted ceilings, exposed timbers and bi-folding doors opening onto the gardens - creating an exceptional space for entertaining



and family life alike.

The elegant living room provides a more formal retreat, featuring generous proportions and a welcoming atmosphere, while additional practical accommodation includes a useful boot room and cloakroom facilities. To the first floor, the impressive galleried landing overlooks the principal reception space below and leads to five well-proportioned bedrooms. The principal suite enjoys fitted storage and en suite

facilities, with the remaining bedrooms being served by stylish bathroom accommodation, making the layout ideal for growing families or visiting guests. Throughout the property, careful attention has been given to preserving the barn's original charm, with exposed brickwork, oak beams and quality materials complementing the light-filled contemporary interior design.



GARDENS

Externally, Swallow Barn enjoys a private and beautifully enclosed setting with landscaped gardens and attractive courtyard areas designed for both relaxation and entertaining.

The front approach is particularly impressive, with brick walling, mature planting and electric gates opening into a generous paved courtyard providing extensive parking. The gardens offer a delightful mix of seating areas, established borders and lawned sections, all enjoying a high degree of privacy and complementing the character of the property perfectly.

The outdoor spaces provide an ideal environment for al fresco dining, family gatherings and enjoying the peaceful surroundings.

GARAGE / WORKSHOP

Separate from the main residence is a substantial detached garage/workshop building providing excellent storage, workshop potential or secure parking.

The building is well suited to a variety of uses including hobby space, additional storage or potential home-working requirements, subject to any necessary consents. Combined with the extensive driveway parking, the property offers excellent practicality alongside its considerable aesthetic appeal.

SCHOOLING

The property is well placed for a range of highly regarded schooling options in both the state and independent sectors. Nearby Market Drayton provides a selection of primary and secondary schools, whilst the surrounding area offers access to well-respected independent schools including those in Shrewsbury, Newport and Stafford.

The location is particularly appealing for families seeking a countryside setting without compromising on educational opportunities.

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 and electric. Oil central heating and drainage is a shared septic tank.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – G



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 or

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.



