

HIGHER NETLEY BARN

HIGHER NETLEY | DORRINGTON | SHREWSBURY



HIGHER NETLEY BARN

HIGHER NETLEY | DORRINGTON | SHREWSBURY | SHROPSHIRE | SY5 7JY

Shrewsbury 7.6 miles | Telford 19.8 miles | Wolverhampton 35.2 miles
Chester 49.2 miles | Birmingham 53 miles | London Euston 2hrs 24min
(Distances and time approximate)

A beautiful and particularly spacious barn conversion
full of character, with adjoining annexe, double garaging and
stunning gardens, set in idyllic rural surroundings.

A truly exceptional barn conversion

Fantastic flexible living space

Beautifully appointed and full of character

Superb adjoining annexe

Large gravelled driveway and impressive garaging with adjoining workshop

Free flowing lawns with abundantly stocked herbaceous borders

VIDEO TOUR



SCAN HERE



LOCATION & SITUATION

Higher Netley Barn enjoys a picturesque setting on the fringes of the sought-after villages of Stapleton and Dorrington, surrounded by some of Shropshire's most beautiful countryside. The property lies close to the renowned South Shropshire Hills, an Area of Outstanding Natural Beauty, offering exceptional opportunities for walking, cycling, climbing and outdoor pursuits. Everyday amenities are available in nearby Dorrington, including a primary school, village hall, doctor's surgery, village shop and pub.

Road: The A5/M54 provides access to Telford, Birmingham and Midland business centres with the A5/A483 connecting to Wrexham, Chester and the North West motorway network.

Rail: Shrewsbury railway station offers direct rail services to London, Birmingham and Chester.

Air: Birmingham Airport 45–50 miles, Manchester Airport 50–53 miles, Liverpool John Lennon Airport 49–50 miles.

Schools: The property is ideally situated for a number of excellent schools, including Shrewsbury School, Shrewsbury High School, and preparatory schools such as Kingsland, St Winifred's, and Prestfelde.

Sporting: There are a range of sporting facilities nearby such as the Pengwern Rowing Club, local tennis and cricket clubs, golf at Shrewsbury and Condover, horse racing at Chester & Ludlow.



HIGHER NETLEY BARN

Set amidst glorious open countryside, Higher Netley Barn is an outstanding and sympathetically converted barn offering beautifully balanced and versatile accommodation, complemented by a superb one-bedroom annexe wing.

Occupying an enviable rural position, the property has been thoughtfully designed to maximise its stunning surroundings, with principal rooms enjoying captivating views across its grounds and towards the Shropshire Hills.





THE ACCOMMODATION

A welcoming reception hall sets the tone for the accommodation and leads through to an impressive drawing room, where a striking inglenook fireplace with Clearview wood-burning stove creates a wonderful focal point. Twin sets of French doors open directly onto the gardens, seamlessly connecting the interior with the surrounding landscape.

The impressive open-plan kitchen and dining room provides an ideal space for both family living and entertaining, featuring a Russell Alexander Range of bespoke cabinetry, solid oak work surfaces, integrated appliances and an electric AGA. A spacious utility room adjoins the kitchen and benefits from external access.

Completing the ground floor is a lovely snug, generous double bedroom with en-suite shower room, together with a guest cloakroom and practical utility room.

The first floor offers two substantial double bedrooms served by a beautifully appointed and upgraded family bathroom featuring a free standing bath and large walk-in shower. The principal bedroom is particularly noteworthy, boasting fitted wardrobes, a Juliette balcony and breathtaking views across the surrounding countryside. From the landing, a staircase rises to the second floor where a further spacious double bedroom enjoys a dressing area, en-suite shower room and

excellent built-in storage.

The attached one-bedroom annexe provides exceptional flexibility and comprises an open-plan kitchen/breakfast room fitted with a range of units and integrated appliances, together with a comfortable sitting room centred around a Clearview stove. The double bedroom is served by a generous well appointed bathroom.

The annexe can be accessed independently via its own entrance. It offers excellent potential for multi-generational living, guest accommodation and holiday letting, subject to any necessary consents.

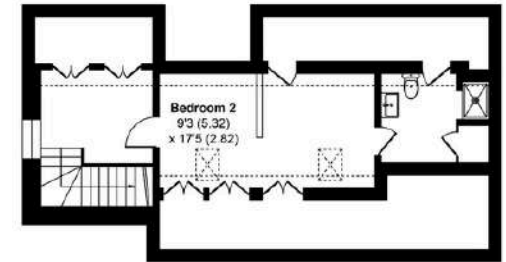






HIGHER NETLEY BARN

Approximate Area = 3624 sq ft / 336.7 sq m
Garage = 474 sq ft / 44.0 sq m
Total = 4098 sq ft / 380.7 sq m
For identification only - Not to scale



Ground Floor

First Floor

Second Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

VIDEO TOUR



SCAN HERE



HIGHER NETLEY BARN



GARDENS & GROUNDS

The property is approached via a gated entrance and a sweeping gravelled driveway, providing extensive parking for numerous vehicles. Additional parking is available within the rear courtyard area in front of the annexe. A detached double garage with adjoining workshop offers excellent storage and workspace, complemented by a separate timber store located at the end of the driveway.

The beautifully maintained grounds extend to approximately 0.5 acres and wrap around the property, with expansive lawns positioned on either side, framed by mature trees including fruit trees, shrubs and established planting. Sun terrace seating areas provide idyllic spaces for outdoor dining and entertaining whilst enjoying the magnificent far-reaching views across the surrounding countryside.

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 the property has the benefit of mains electricity, oil fired central heating, private water from a borehole and private drainage septic tank shared with 4 neighbouring properties. The property also has the benefit of solar panels providing additional battery storage. None of these services have been tested.

LOCAL AUTHORITY

Shropshire County Council, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ
Tel: 03456 789000

COUNCIL TAX

Council Tax Band – D

EPC

Rating – C

DIRECTIONS

What3Words ///candidate.seemingly.skippers

From Shrewsbury take the A49 South to Dorrington and in the centre take the right turning signed Picklescott. Follow this road out of the village and a sign for Higher Netley will be seen on the right hand side.

FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

RIGHTS OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings, whether mentioned in these sale particulars or not.

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 hedges.

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 are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.





Halls of Shrewsbury
2 Barker Street | Shrewsbury
Shropshire | SY1 1QJ



Alex Forber MRICS
01743 236444 | 07765 008039
shrewsbury@hallsgb.com