



SAMUEL WOOD

The Byre, Shrewsbury Road, Hadnall, Shrewsbury, Shropshire, SY4 4AG

Offers Over £300,000



The Byre, Shrewsbury Road

Hadnall, Shrewsbury, Shropshire, SY4 4AG



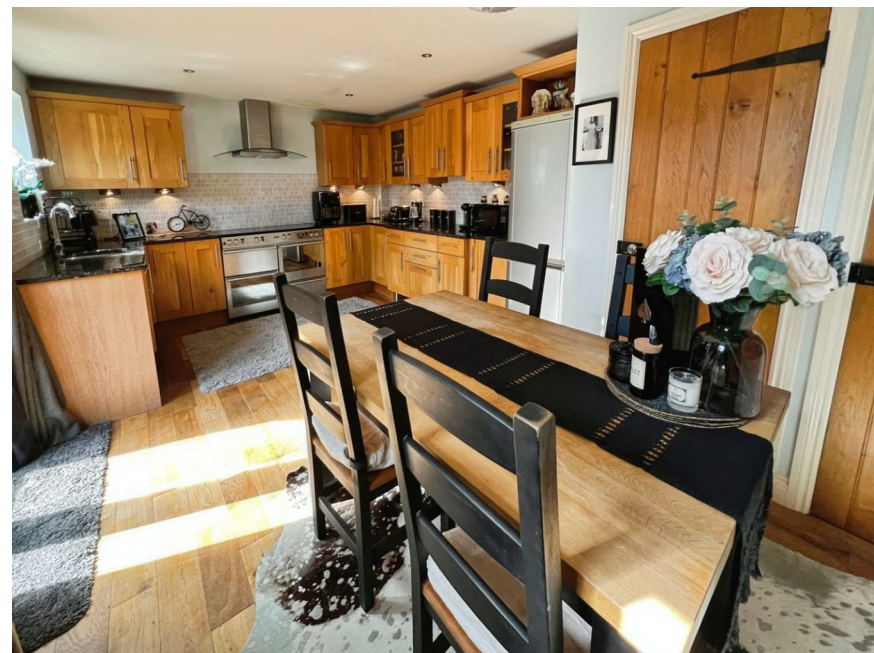
- Beautifully Presented Characterful Barn Conversion
- Contemporary Open-Plan Kitchen Diner Space
- Cosy Living Room With Patio Access
- Gallery Landing With Skylights Above
- Allocated Parking And Excellent Road Links
- Sought-After Village Location In Hadnall
- Granite Worktops And Solid Oak Units
- Two Double Bedrooms With En-Suites
- Landscaped Gardens With Serene Pond Views
- EPC Rating C

Samuel Wood is delighted to offer for sale this beautifully presented barn conversion nicely set back from Shrewsbury Road, in the popular village of Hadnall. Boasting contemporary yet characterful living spaces within a well designed layout, complemented by landscaped gardens, allocated parking and serene pond views. Close to amenities including as shop, a pub, primary school, post office, village hall, a church, picturesque rural walks and nearby to practical road links. Viewing is highly recommended by the selling agent.

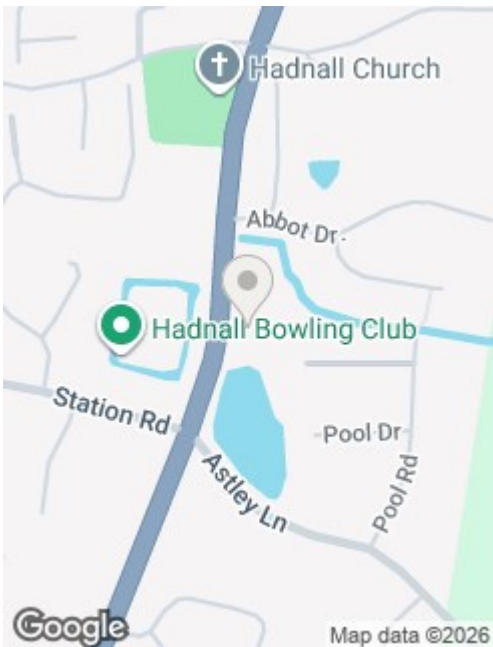
The ground floor of The Byre offers a well-designed and inviting living space, combining character with modern comfort. At its heart is a spacious open-plan cottage kitchen diner complete with granite worktops and solid oak cupboards, ideal for both everyday living and entertaining, with double doors that open directly onto the garden, allowing natural light to flow through. A separate living room provides a cosy retreat, featuring oak flooring and direct access to the patio, creating a seamless connection between indoor and outdoor spaces. The ground floor is completed by a convenient cloakroom, enhancing practicality for guests and day-to-day use.

Upstairs, the first floor continues the sense of space and light, with a gallery-style landing enhanced by skylights that brighten the entire level. There are two generously sized double bedrooms, each thoughtfully designed with access to its own bathroom, offering privacy, comfort and excellent views of the pond. One bedroom leads to a modern shower room, while the other benefits from a larger bathroom complete with a bath and a separate shower. The layout is both functional and stylish, making it well suited for a range of lifestyles.

Externally, The Byre is complemented by attractive landscaped gardens that provide a pleasant outdoor setting for relaxation or entertaining. The property also benefits from two allocated parking spaces, ensuring convenience for residents and visitors alike. The combination of well-maintained outdoor space and practical parking enhances the overall appeal, making this barn conversion a charming and comfortable home in a peaceful North Shropshire setting.







Directions

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 20Mbps & Superfast 80Mbps
 Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

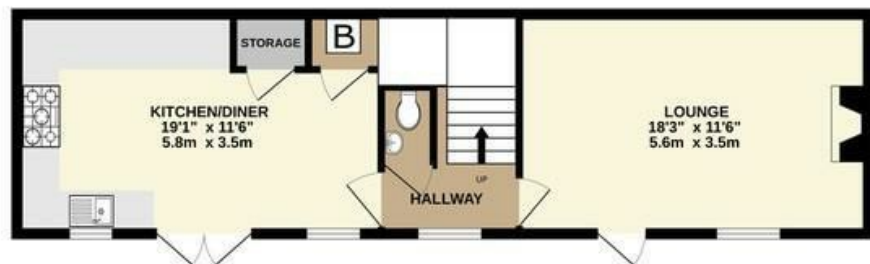
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.





Floor Plans

GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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