



Church Barn , Ightfield, SY13 4NU

Helping *you* move





Nestled in the tranquil village of Ightfield, this beautifully converted barn combines rustic charm with modern versatility, offering expansive living spaces, a self-contained annexe, private indoor swimming pool, and idyllic views, perfect for families, entertaining, or multi-generational living.

- Beautifully Presented Barn Conversion
- Four Spacious Bedrooms
- Open Plan Kitchen/Family Room
- An Inviting Lounge/Dining Room
- Two Bedroom Annexe
- Three Outbuildings
- Indoor Swimming Pool
- EPC D, Council Tax Band G



A beautifully converted barn with an exceptional amount to offer, set in a peaceful village location. This detached four bedroom home combines generous living spaces, charming character and a flexible layout that adapts effortlessly to your lifestyle. If you love to entertain, the sociable kitchen and spacious dining/living room provide the perfect setting for both large gatherings and more intimate occasions. Prefer to unwind? The sunroom, with its outlook over the village church and far reaching countryside views, offers a wonderfully tranquil place to relax.

Gardeners will appreciate the extensive grounds, complete with a dedicated vegetable garden and a range of brick outbuildings ideal for a potting shed, tool store or creative workspace. For those who enjoy table sports, the property also boasts a dedicated games room — and the snooker table and table tennis table are included in the sale.

If you're looking for a home that can generate an income, the self contained two bedroom annexe has been successfully run as a holiday let by the current owners. Alternatively, it provides excellent space for home working, staff accommodation or multi generational living. Fitness enthusiasts will love having a daily swim just steps from the main house.



Practicality has not been overlooked. A large entrance hall offers ample space for coats, boots and the everyday bustle of family life, with a useful utility room and cloakroom leading off it. All four bedrooms are well proportioned, with the master bedroom benefiting from its own en suite. The family bathroom is cleverly designed to maximise space and functionality. And there's more. The two bedroom annexe stands ready for not only guests, it could also be used as a space for work or hobbies, or for extended family to live in, while the grounds continue to impress with a double garage and plenty of off road parking. All of this is wrapped in generous, leafy gardens that give the property a wonderfully private, self contained feel.

Viewing this property is highly recommended to appreciate all that is on offer.



Helping *you* move

LOCATION

Ightfield is a popular village situated approximately four miles from the busy market town of Whitchurch which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Nantwich, Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains water, drainage and electricity are available. Oil fired central heating. Solar Electricity Panels. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

DIRECTIONS

From Whitchurch, head onto the A525, and take the right turn at the roundabout towards Ash. Once you have passed through Ash, take the Burleydam Road into Ightfield. Turn left down Church Lane and the property can be found at the bottom of the lane, opposite the Church.

LOCAL AUTHORITY

Council Tax Band G. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

VIEWING

Please ring us on 01948 667 272 or Email: whitchurch@barbers-online.co.uk

VIEWING ARRANGEMENTS

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

HOW TO FIND THE PROPERTY

From Whitchurch, head onto the A525, and take the right turn at the roundabout towards Ash. Once you have passed through Ash, take the Burleydam Road into Ightfield. Turn left down Church Lane and the property can be found at the bottom of the lane, opposite the Church.

ENERGY PERFORMANCE

EPC D. The full energy performance certificate (EPC) is available for this property upon request.

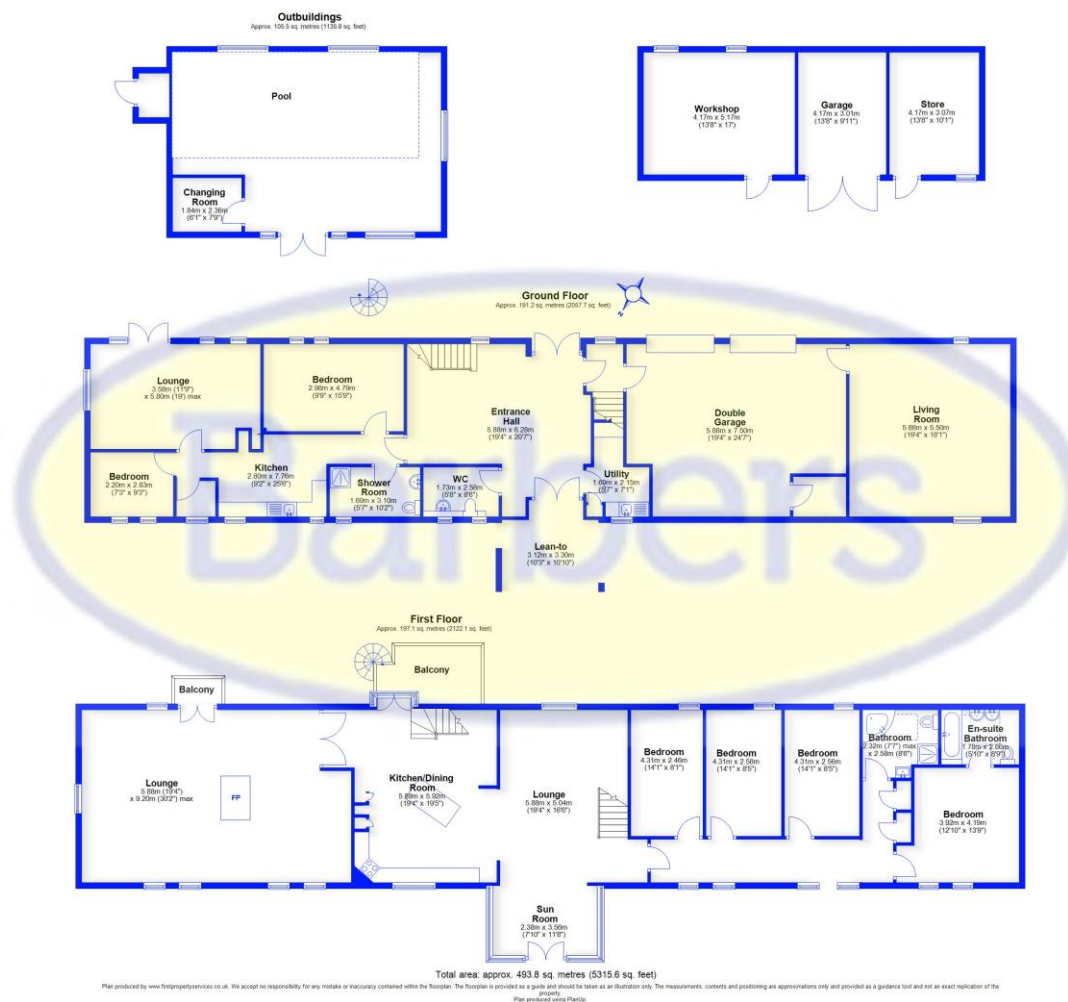
AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

METHOD OF SALE

For Sale by Private Treaty.

WH38518 31725 0482513526



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



WHITCHURCH
34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667 272
Email: whitchurch@barbers-online.co.uk
www.barbers-online.co.uk

MARKET DRAYTON
NEWPORT
SHREWSBURY
WELLINGTON/TELFORD
WHITCHURCH