



4 THE BARN

HEATH FARM | CARDESTON | FORD | SHREWSBURY | SY5 9NN





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Shrewsbury 7.1 miles | Telford 21.3 miles.
(all mileages are approximate)

AN ATTRACTIVE AND WELL APPOINTED STONE BARN CONVERSION,
OFFERING LANDSCAPED GARDENS WITH WONDERFUL VIEWS IN THIS
RURAL LOCATION.

Lovely rural setting
Small development
Wonderful views
Flexible accommodation
Landscaped gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

Approximate Area = 1180 sq ft / 109.6 sq m

For identification only - Not to scale

DIRECTIONS

From Shrewsbury proceed west along the A458 Welshpool road to Ford. Carry on for about 1 mile and then turn left to Cardeston. Proceed to the hamlet and up a bank and the driveway entrance will be seen on the right hand side. Proceed to a courtyard of 3 barns and the property will be seen on the left hand side with parking available immediately to the front.

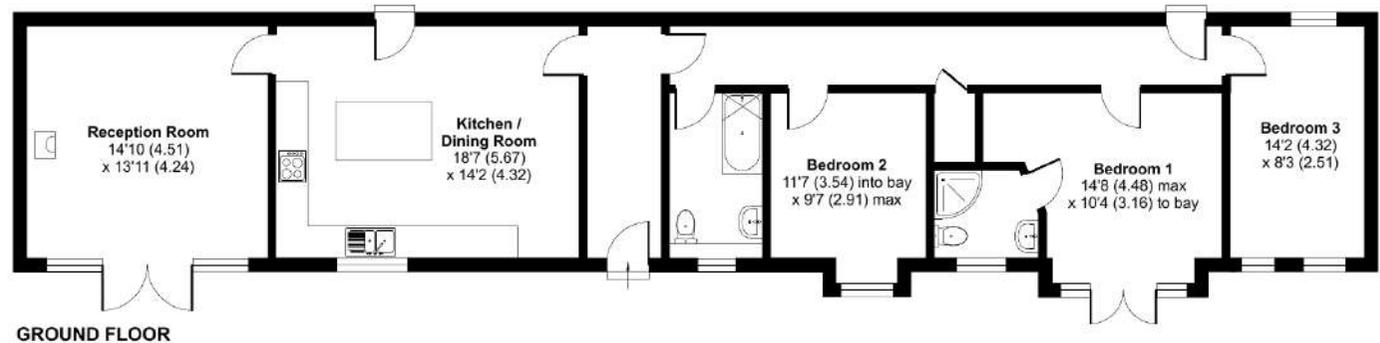
SITUATION

The property occupies a most appealing and convenient location, set a short distance outside the pretty hamlet of Cardeston, amidst a small and attractive courtyard development, which is surrounded by open scenic countryside. The property is set in a slightly elevated position with wonderful open countryside views.

Local facilities can be found at the nearby village of Ford, which includes a primary school, petrol station/convenience store, pub, restaurants and bowling green. A selection of churches can be found locally, whilst more comprehensive amenities can be found in Shrewsbury including an excellent selection of schools for both private and state education at primary and secondary levels, including Shrewsbury School and Shrewsbury Sixth Form college.

There are a good selection of recreational facilities in the area, including Castle Country Club (Sports and Fitness) at Rowton, golf courses at Shrewsbury, Conover and Oswestry, fishing on the Severn and various equestrian events in the locality, whilst Shrewsbury provides a variety of sporting and leisure facilities, together with a comprehensive range of shops and international cuisine.

Commuters will find that the property is also well placed for access to the main A5, linking through to the M54 motorway, Telford and thereon to Wolverhampton and Birmingham. North lies Oswestry with further roads links through to Wrexham, Chester and North Wales.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1347781



PROPERTY

4 The Barn is an incredibly attractive 3 bedroom attached barn conversion that is beautifully presented throughout. The accommodation and position are what make it a very special property with wonderfully proportioned rooms throughout and stunning countryside views.

The property is presented in good decorative order and benefits from well proportioned and flowing accommodation. The layout is ideally suitable for professional couples, retired persons or young families who enjoy the attributes of this style of property. The breakfast kitchen is fitted with a range of integral appliances, tiled floors and a door leading to the rear garden which offers some spectacular views. The main living room is of a good size and has a wood burning stove, French doors which lead out to



the front. The barn offers three double bedrooms with the principal having an en-suite shower room and the two remaining bedrooms being served by the main family bathroom.

OUTSIDE

Outside there is a generous gravelled parking area. The gardens which are found to the rear offer areas laid to lawn, good size patios and raised beds. The rear gardens have superb far reaching countryside views. There is a separate access to the rear that could be used for storage of a caravan or further vehicle.

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

Mains water and electricity are understood to be connected. Drainage is to a privately owned septic tank. Oil fired central heating system. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – D



RIGHT 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.

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.

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.



