



Charlton Barns, Bluebell Lane, Charlton, Telford, TF6 5ET

Barn conversion — £650,000 Freehold

£650,000 Freehold — Barn conversion

sales@cgpooks.co.uk

This is a unique opportunity to purchase a substantial complex of barn conversions within a private courtyard setting, conveniently located for both Telford and Shrewsbury. There is a sizable main residence providing over 200sqm of accommodation, along with two further separate two-bedroom barn conversions, a large outbuilding providing workshop and garaging space, as well as an indoor swimming pool and games room extending to about 150sqm. Subject to planning permission there is huge potential to convert into further useable accommodation for either business or residential use.

KEY FEATURES

Charlton Barn offers fantastic accommodation over two floors and provides excellent living space for a family. There is a high spec re fitted kitchen, along with three reception rooms, a utility and shower room and spacious entrance hall. On the first floor there are three large double bedrooms, family bathroom and ensuite shower room to the main bedroom.

Peacock and Rose Cottage both offer separate, well-proportioned single storey accommodation which are completely self-contained and have two bedrooms each. They have previously been successfully rented out as holiday lets which generated a good income for the current owners.

Pool House and Games Room provides a huge indoor space which has lots of potential to be developed further, possibly incorporating its expansive open plan upper floor. This part of the property could easily be converted into an additional separate dwelling or provide superb space to run a business needing a bit of space.

Workshop and Garaging also has potential for conversion but currently has the ability to house several vehicles with a storage area and large mezzanine floor above.

The complex has two separate gated entrances (front and rear) which lead to a private gravelled courtyard that provides lots of parking whilst being surrounded by the buildings.

All of the properties are double glazed and we have been advised that both Charlton Barn and Rose Cottage have oil fired central heating and Peacock Cottage has calor gas heating.

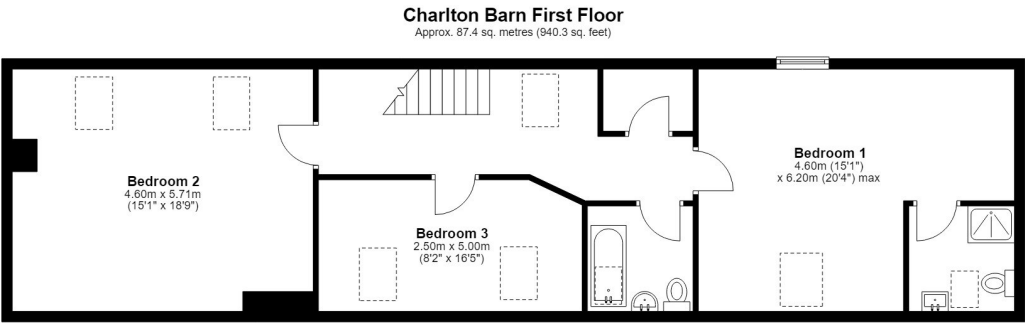
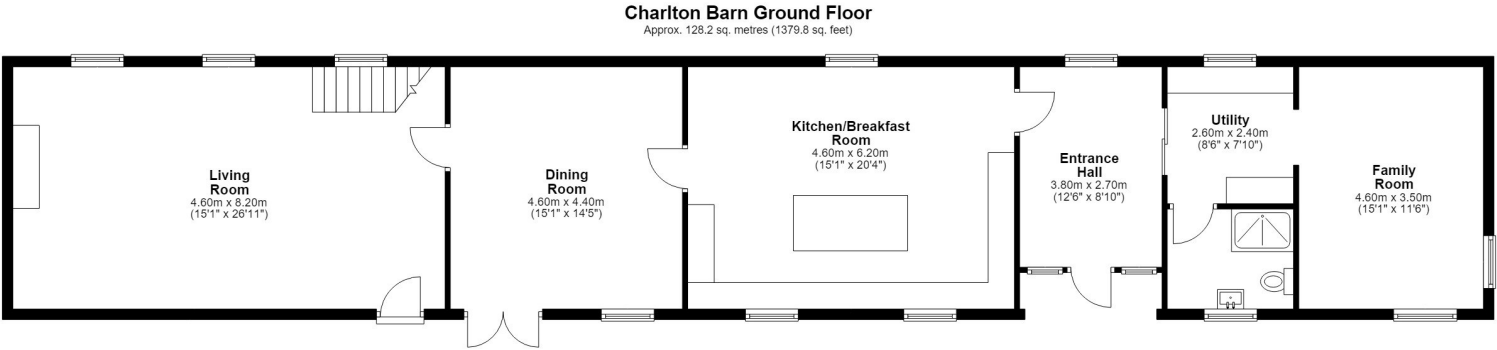
Well situated in the quiet Hamlet of Charlton which is conveniently placed just 5 miles from Telford and about 8 miles from Shrewsbury. Access to the M54 motorway is also just a 5 minute drive from the property.



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Total area: approx. 215.5 sq. metres (2320.1 sq. feet)

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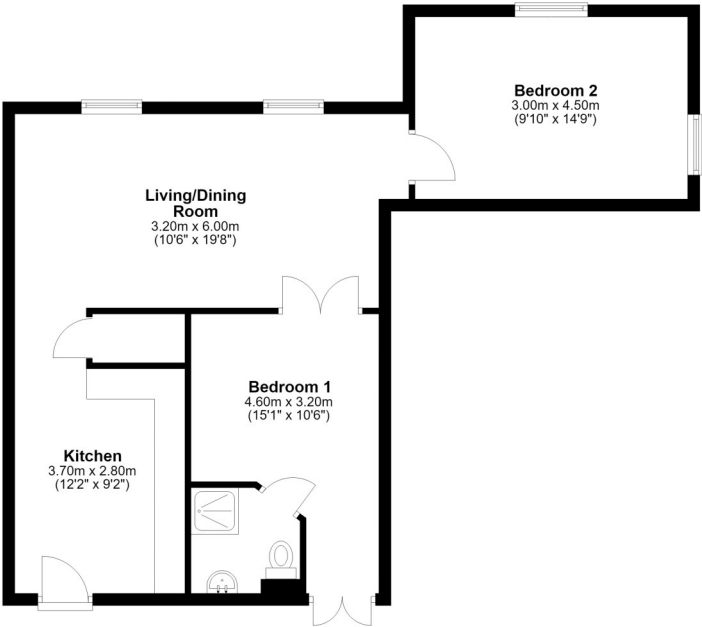
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Rose Cottage

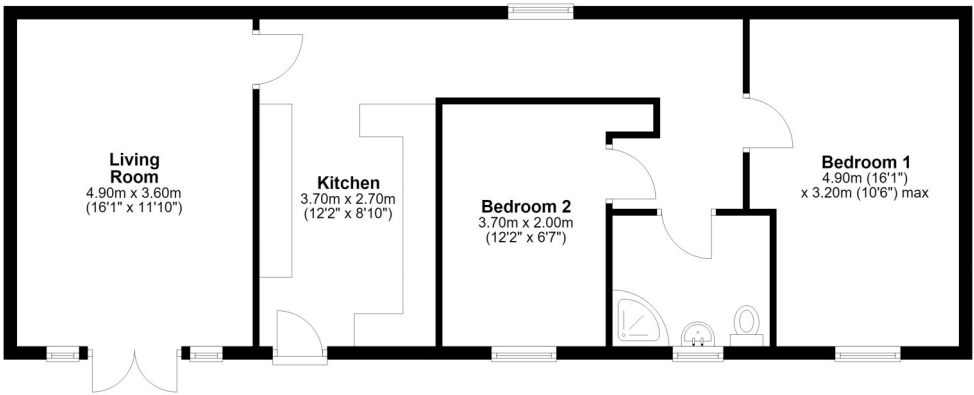
Approx. 61.8 sq. metres (665.4 sq. feet)



Total area: approx. 61.8 sq. metres (665.4 sq. feet)

Peacock Cottage

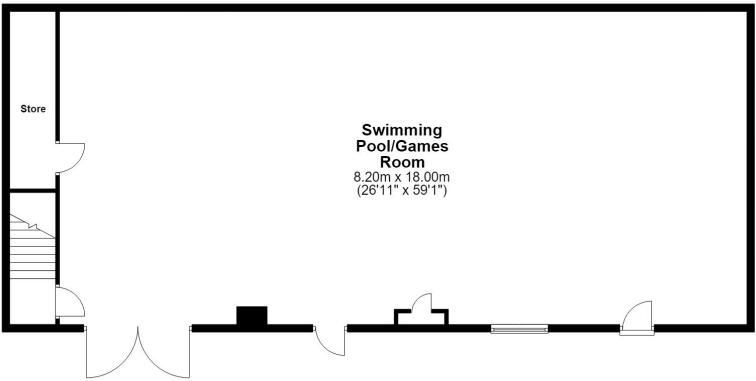
Approx. 71.9 sq. metres (774.1 sq. feet)



Total area: approx. 71.9 sq. metres (774.1 sq. feet)

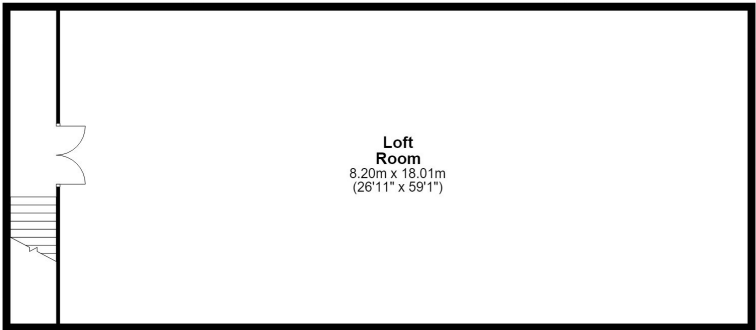
Ground Floor

Approx. 273.5 sq. metres (2943.7 sq. feet)



First Floor

Approx. 158.3 sq. metres (1703.5 sq. feet)

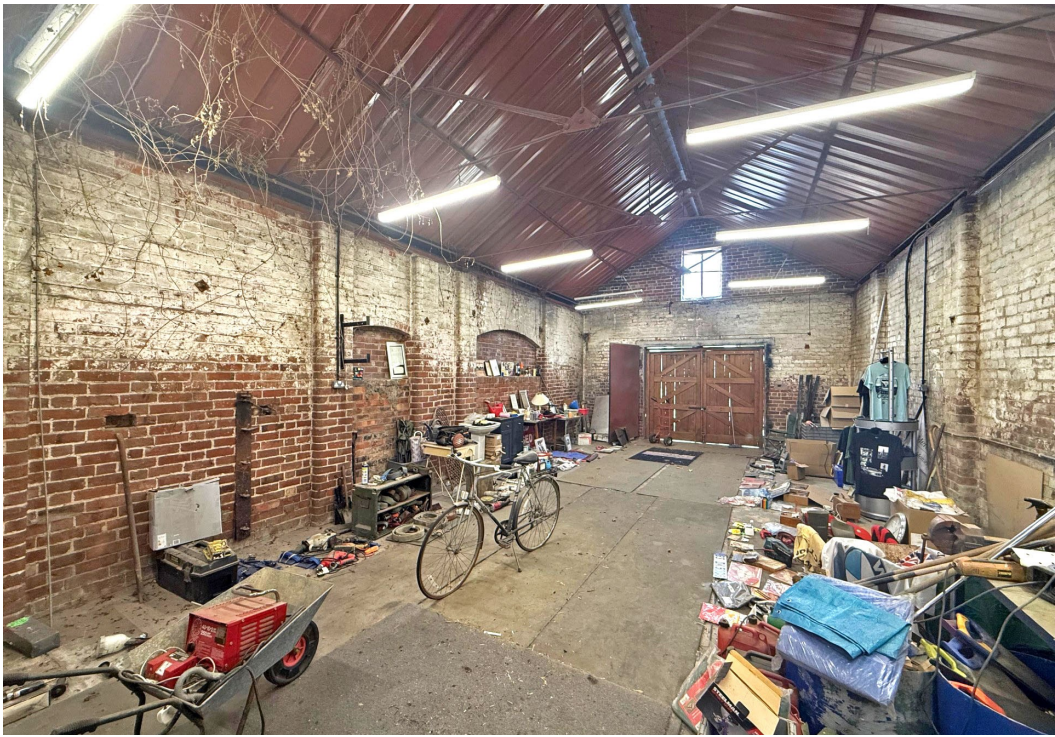


Total area: approx. 431.7 sq. metres (4647.2 sq. feet)











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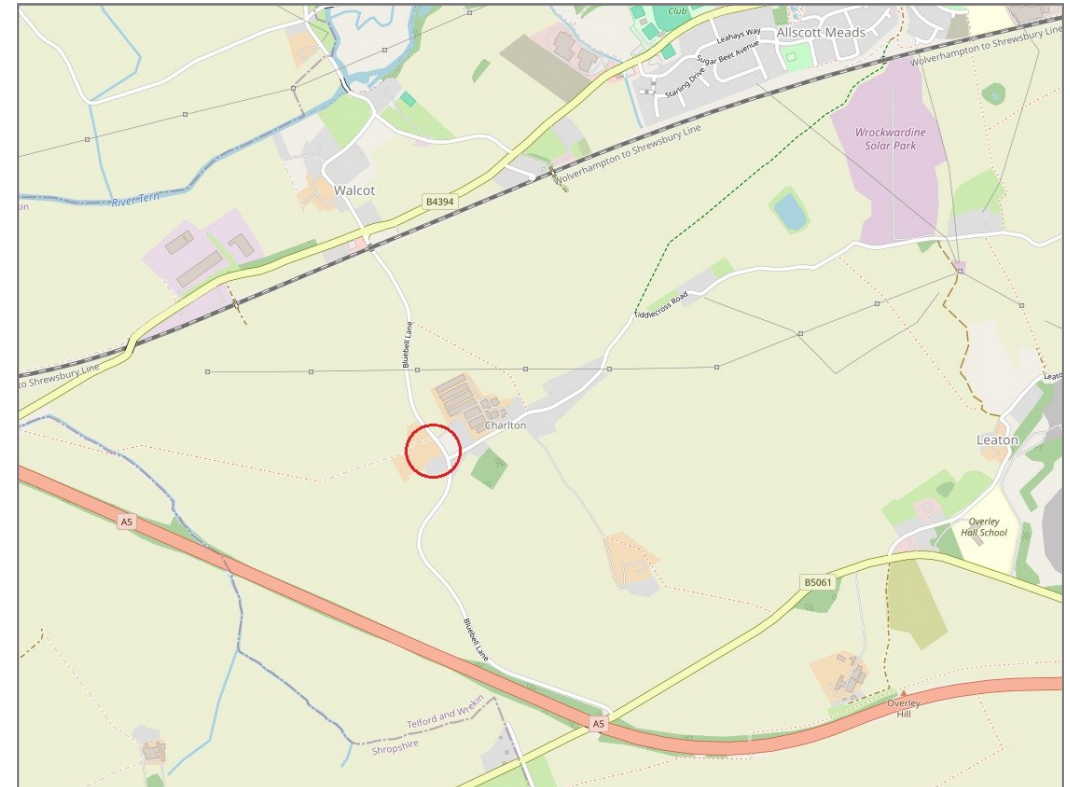
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BOUNDARIES NOT CONFIRMED



Tenure
Local Authority
Council Tax
EPC Band
Services

Freehold
Shropshire Council
Band G
TBC
Mains water and electricity are connected.
Oil heating and septic tank drainage.

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

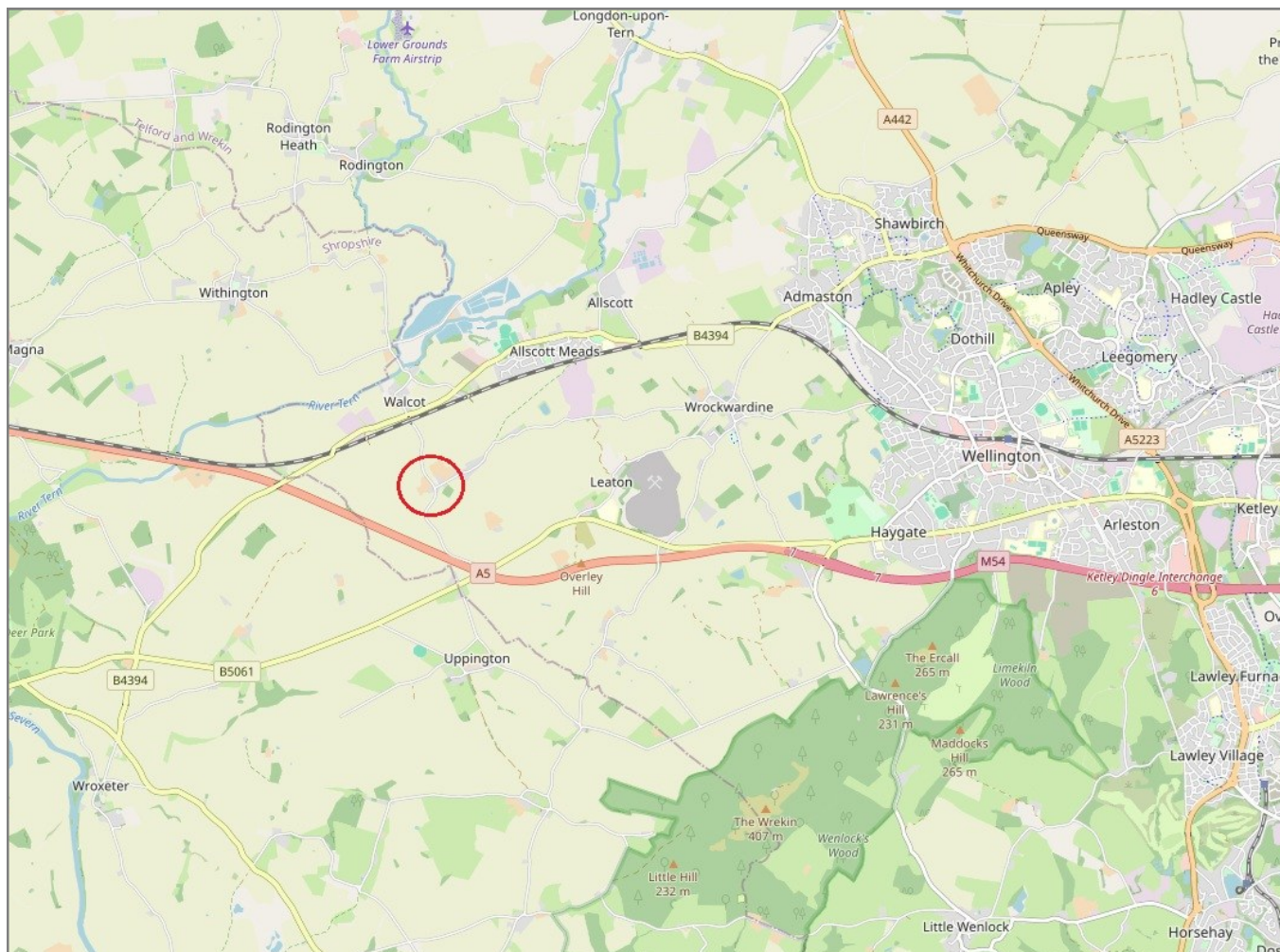
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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