



Wyres Barn, Kenley, Shrewsbury, Shropshire, SY5 6NF

BERRIMAN  
EATON









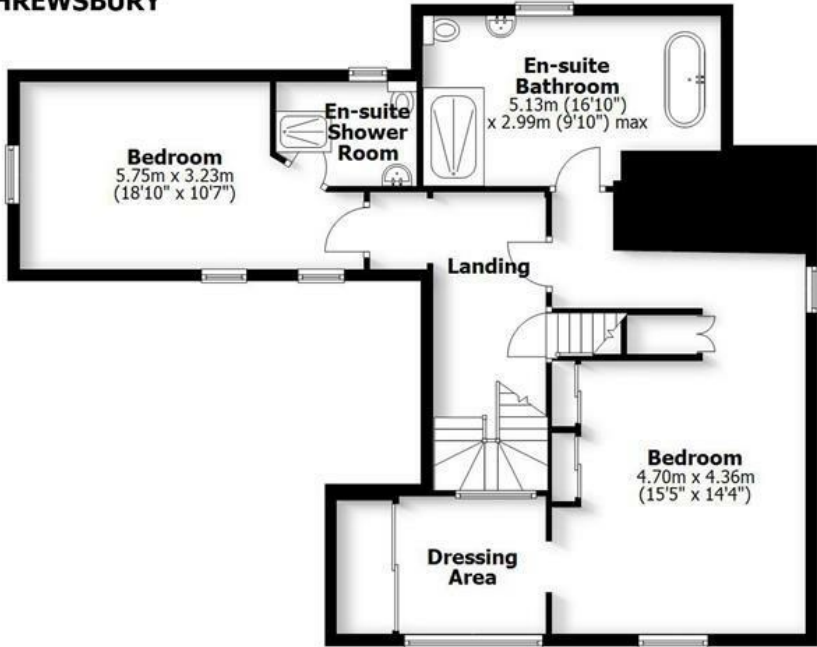
## Wyres Barn, Kenley, Shrewsbury, Shropshire, SY5 6NF

Wyres Barn offers uninterrupted, breath-taking views of Wenlock Edge and stretches across to the Shropshire Hills. This detached residence is set within half an acre of mature, private gardens to include a detached double garage, workshop, and gym studio. The high-specification accommodation spans three storeys and features four reception rooms alongside four en-suite double bedrooms, combining spacious luxury with stunning countryside vistas. NO ONWARD CHAIN.

Church Stretton 4 miles - Much Wenlock 4.5 miles - Bridgnorth 12 miles - Shrewsbury 10 miles - Telford 12 miles - Ludlow 20 miles - Birmingham 46 miles (all distances are approximate)



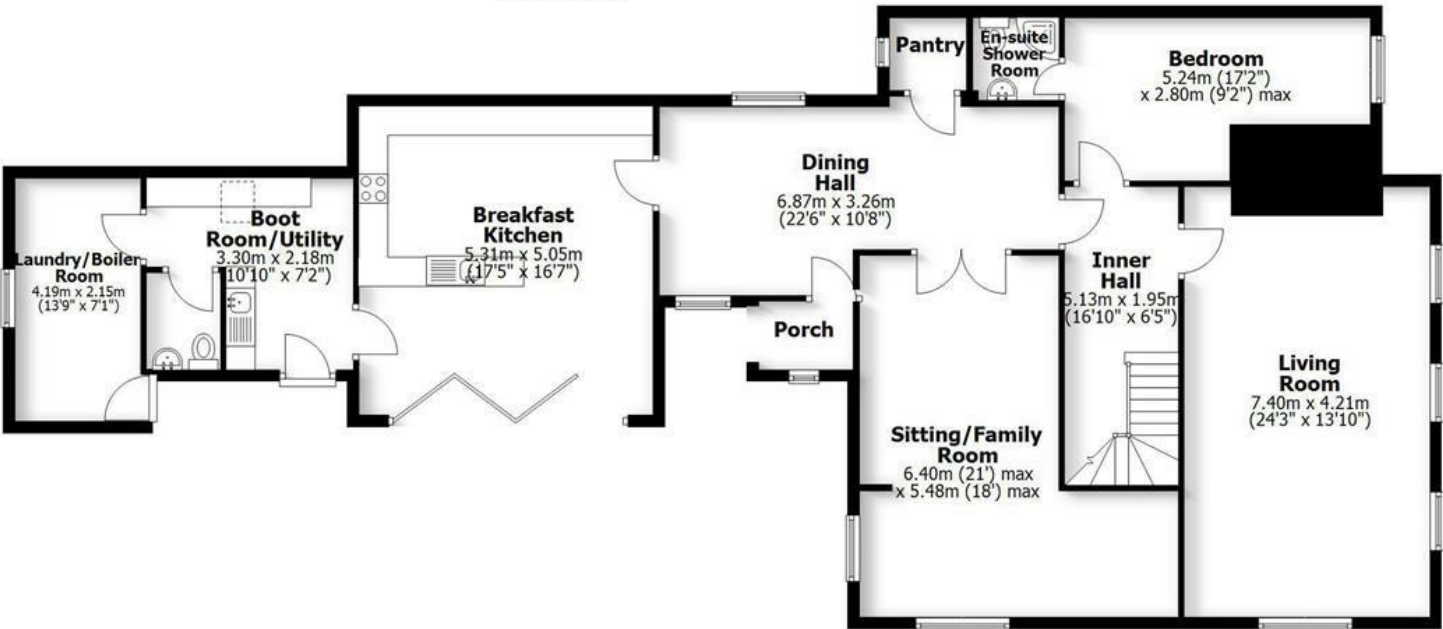
**WYRES BARN**  
**KENLEY, SHREWSBURY**



**First Floor**



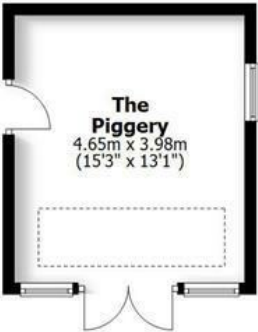
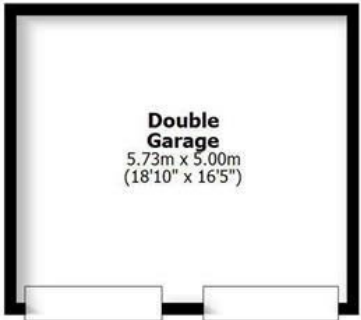
**Second Floor**



**Ground Floor**

HOUSE: 283.8sq.m. 3,054.8sq.ft.  
GARAGE: 28.7sq.m. 308.7sq.ft.  
THE PIGGERY: 18.5sq.m. 199.1sq.ft.  
**TOTAL: 331.0sq.m. 3,562.6sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE





## LOCATION

Kenley is a picturesque village to the west of Much Wenlock in the most scenic Shropshire countryside, renowned for its stunning views to Wenlock Edge and the Shropshire Hills. Amenities including doctors, schooling for Primary and Secondary, can be found in Much Wenlock and also Church Stretton which has a train station. The County Town of Shrewsbury along the River Severn, offers a much more extensive range of shopping and amenities, including a Hospital and excellent sports facilities. Locally there are many outdoor pursuits including horse riding, walking and cycling. Within easy reach are renowned school such as Concord, Shrewsbury Girls High, Shrewsbury School, Prestfelde School and Wrekin School.

## OVERVIEW

This stunning home has been tastefully restored from a former stone farmhouse and extended with some contemporary additions. Enjoying underfloor heating to most of the rooms, the accommodation includes four double en-suite bedrooms, a modern kitchen with good natural light and bi-folding doors, re-fitted bathrooms and a dressing room with a full height feature window. Solar panels are installed for energy efficiency and former outbuildings have been converted into a gym, or a suitable space for a home office or party barn.

## ACCOMMODATION

From the porch, the front door opens into a generous dining hall. Adjacent to this is a walk-in pantry, while double doors lead into the L-shaped family/sitting room, which boasts uninterrupted views of the garden and beyond. The light-filled, spacious breakfast kitchen features full-width bi-folding doors opening onto the garden, again offering far-reaching views and a vaulted ceiling. The kitchen is fitted with contrasting units, complete with worktops and an inset sink. Built-in appliances include a boiling and filtered water tap, gas hob with extractor above, double oven, combi microwave, fridge, and dishwasher. A practical boot/utility room provides additional storage, an extra sink unit, and a second double oven. A door from here opens directly to the gardens. This area also houses a convenient guest WC and a large laundry room, which contains the boiler and offers separate external access.

An inner hall with stairs also gives access to a ground-floor en-suite bedroom and the spacious living room, which enjoys a dual aspect, beamed ceiling, and a large fireplace featuring a wood-burning stove.

An elegant oak staircase rises to the first-floor landing, which provides access to a spacious principal bedroom suite. This luxurious suite features a large en-suite bathroom, complete with a walk-in shower and a freestanding bath. The bedroom is fitted with wardrobes and benefits from a walk-in dressing area offering ample storage and a full-height window that frames extensive elevated views across to Wenlock Edge. A further feature window also allows natural light to the landing area. Completing this floor is a further double bedroom with a modern en-suite shower room.

A separate staircase leads to the second floor, where an entire bedroom suite is situated. This private space includes fitted wardrobe storage and a stylish en-suite shower room.

## OUTSIDE

Approached via electric gates from the lane, the driveway provides extensive parking and leads to the main house, along with a detached double garage, workshop, and store. There is a further vehicular access point.

The gardens have been thoughtfully and creatively landscaped, featuring sweeping lawns, patio terraces, well-stocked borders, and a variety of established trees. A productive vegetable patch is complemented by a Cedar greenhouse and cold frame, perfect for gardening enthusiasts.

Within the grounds sits The Old Piggery, a charming detached stone building presently used as a gym, but previously used as an outdoor kitchen and BBQ area, having French doors opening onto an elevated decked terrace that enjoys a wonderfully open aspect over the surrounding countryside.

## SERVICES

We are advised by our client that mains water and electricity are connected. There is oiled fired central heating and solar panels. Sewage and drainage is via a private septic tank. Verification should be obtained by your Surveyor.

## TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

## COUNCIL TAX

Council Tax Band: F.  
Shropshire Council.

## VIEWING ARRANGEMENTS

Strictly by appointment. Contact the BRIDGNORTH OFFICE.

## DIRECTIONS

From Bridgnorth, head towards Shrewsbury on the A458, passing through Much Wenlock. Continue down Harley Bank and take the left hand turn signposted Harley. Follow the road around past St Mary's Church, then take the next left, signposted Kenley. Continue for approximately 1.5 miles, where Wyres Barn will be found on the left-hand side.

Offers Around £995,000

EPC: E

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.













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**BERRIMAN EATON**