



Honeycomb Barn, Kinnerley Barns, Kinnerley, Shropshire SY10 8DF

2 bedroom detached barn conversion—£449,000 Freehold

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sales@cgpooks.co.uk

A thoughtfully designed two bedroom converted barn of character, offering very practical accommodation across one level, newly converted and finished to a high standard throughout, while retaining stunning original features and benefitting from a private garden and plenty of parking. The property is situated on an exclusive development within the beautiful village of Kinnerley, offering a tranquil setting with traditional amenities on the doorstep and within easy access of both Shrewsbury and Oswestry, which are within a 10 minute drive.

KEY FEATURES

- Lovely open plan kitchen/living/dining area, designed to allow plenty of natural light and showcasing plenty of characterful features such as exposed beams, vaulted ceilings, and original stonework.
- Fitted with high-quality modern finishes, this spacious home offers a warm and inviting atmosphere throughout.
- Two good sized double bedrooms, both having bespoke built-in wardrobes and stylish en-suite bath/shower rooms, providing comfort and convenience with functionality in mind.
- With the accommodation laid out across the ground floor, this property would suit anyone looking for accessible and low maintenance living, ideal for those wanting to downsize.
- Outside, the property benefits from generous gardens surrounded by original brick walls and vertically clad fencing, with private parking for up to 4 vehicles and a large brick-built storage area together with separate bin store. Whether you're enjoying a morning coffee on the patio or an evening glass of wine under the stars, this home offers peace and privacy in abundance making it a true countryside retreat.
- The barns have been designed with energy efficiency in mind, having air source heat pumps and underfloor heating throughout the ground floor, as well as insulation up to the most recent specifications. Full fibre broadband will also be connected
- Located in the desirable village of Kinnerley, a stone's throw from the local shop, post office, church, bus stop and primary school. The Cross Keys pub is also situated within the village and has a fantastic reputation, having been recently refurbished with further plans for expansion, providing great food and a welcoming atmosphere, as well as being dog friendly
- The property benefits from a tranquil rural setting with a vibrant community, while remaining within easy reach of local amenities and transport links to Shrewsbury and the market town of Oswestry, which are both within a 10 minute drive away.



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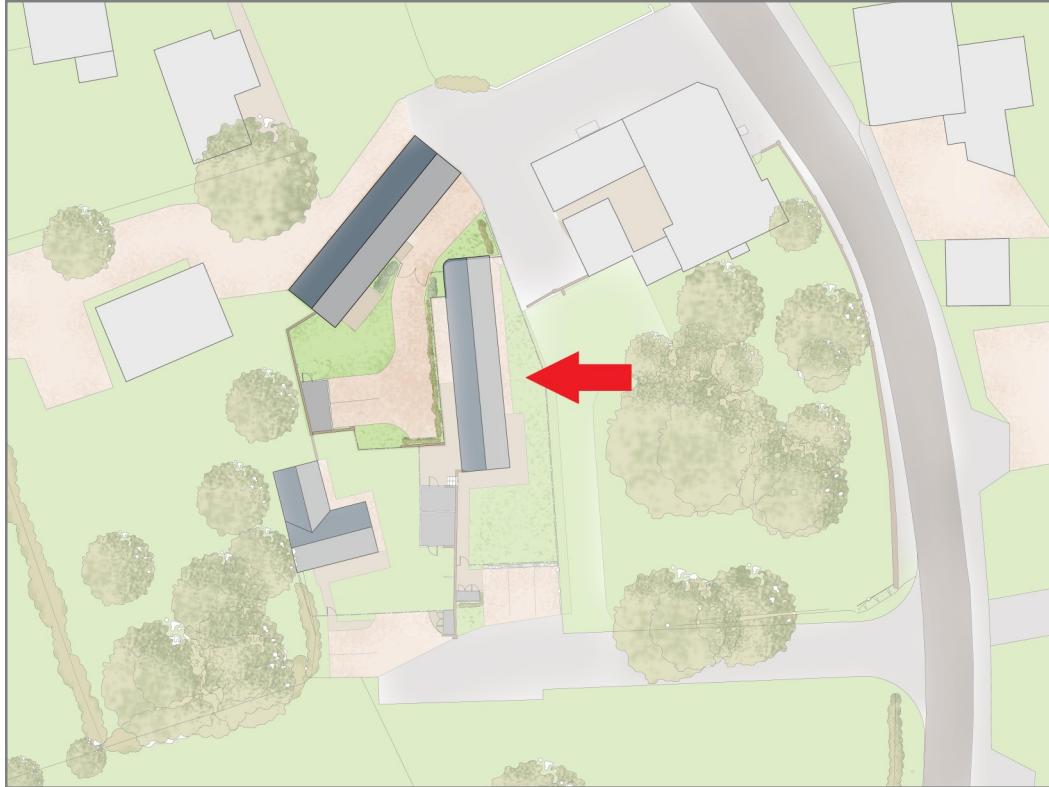
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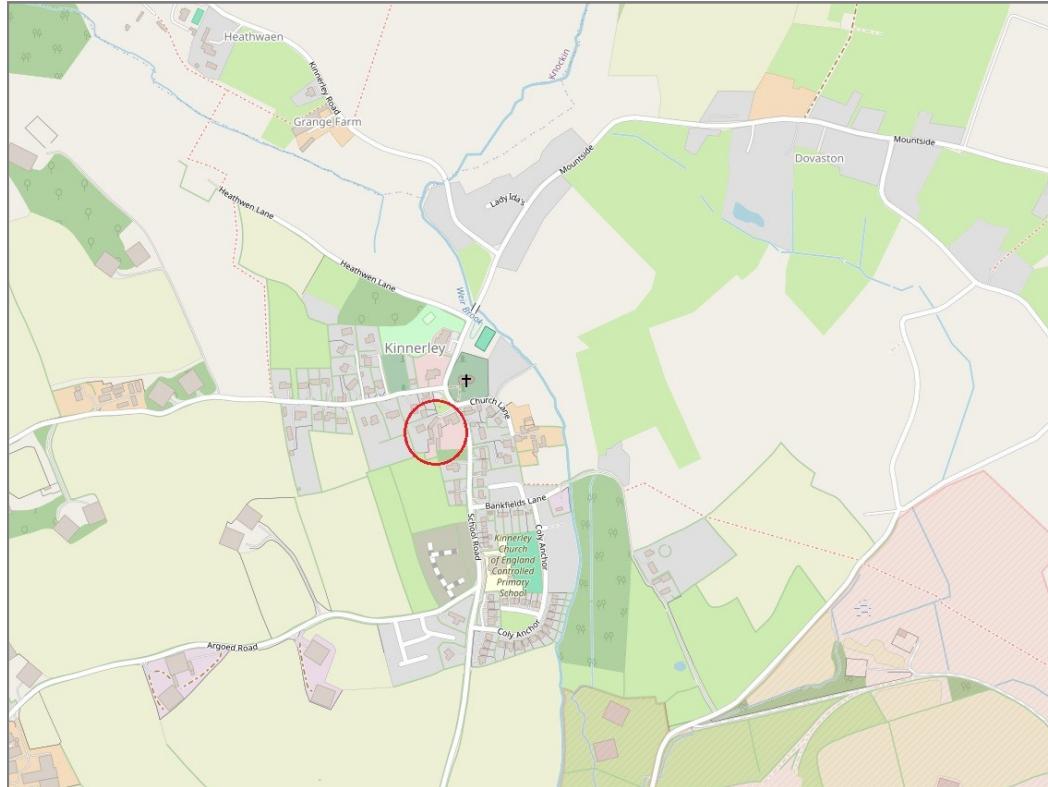
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	TBC—New build property
EPC Band	TBC
Services	

 **expert** mortgage advice available

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

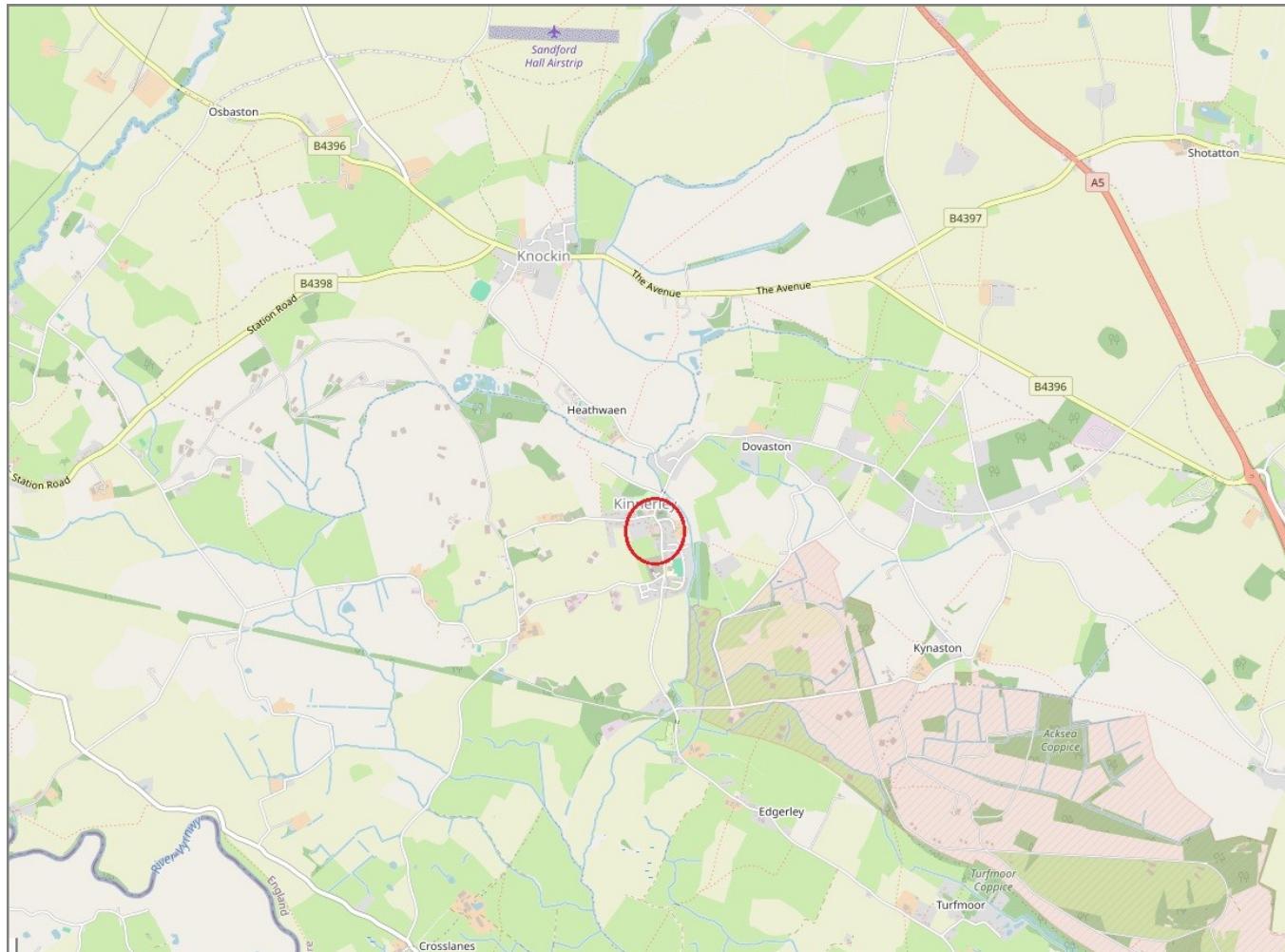
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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