



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Lawley Barn, 3 Longnor Park Barns, Longnor,
Shrewsbury, SY5 7PP**

£343,000 Offers

To view this property please call us on **01743 236 800** Ref: C7591/WM/KQ

A unique and immaculately presented, versatile two bedroom barn conversion.

A unique and exceptionally well appointed two bedroom barn conversion briefly comprising; entrance hall, shower room, kitchen/dining room, living room with log burner, ground floor bedroom. First floor bedroom and bathroom. Parking. Enclosed rear garden with Summerhouse/home office. The property benefits from LPG gas fired central heating and underfloor heating to ground floor rooms.

The property occupies an extremely pleasant position with views towards The Lawley, within this popular village which is approx. 7 miles south of Shrewsbury and a similar distance from Church Stretton. Within the village of Longnor is a popular Primary School, village hall and a Church. Much Wenlock, Telford and Ludlow are also easily accessible along with the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

Built in store cupboard.

SHOWER ROOM

Corner shower cubicle
Wash hand basin, wc

KITCHEN / DINING ROOM

15'11" x 16'10" (4.85m x 5.13m)
Range of matching wall and base units with work surfaces over
Integrated appliances
Double glazed doors to rear garden

LIVING ROOM

15'11" x 17'9" (4.85m x 5.41m)
Multi-fuel log burner
Exposed ceiling beams
Double glazed doors to rear garden

BEDROOM 2

15'11" x 10'1" (4.85m x 3.07m)

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

BEDROOM 1

12'0" x 14'5" (3.66m x 4.39m)
skylight

BATHROOM

Free standing roll top bath with shower attachment
Wash hand basin, wc

OUTSIDE THE PROPERTY

To the front there is a wooden gate leading to a gravelled parking area with adjoining front garden laid to lawn with mature shrub beds and borders and pathway to the reception area.

Enclosed REAR GARDEN laid to lawn with large paved and gravelled area providing ideal entertaining space, flanked by mature flower and shrub borders. Large timber Summerhouse / home office (5m x 3m) with part double glazed doors and windows. From the rear garden is a pathway which leads to an additional large storage shed and further communal parking area.





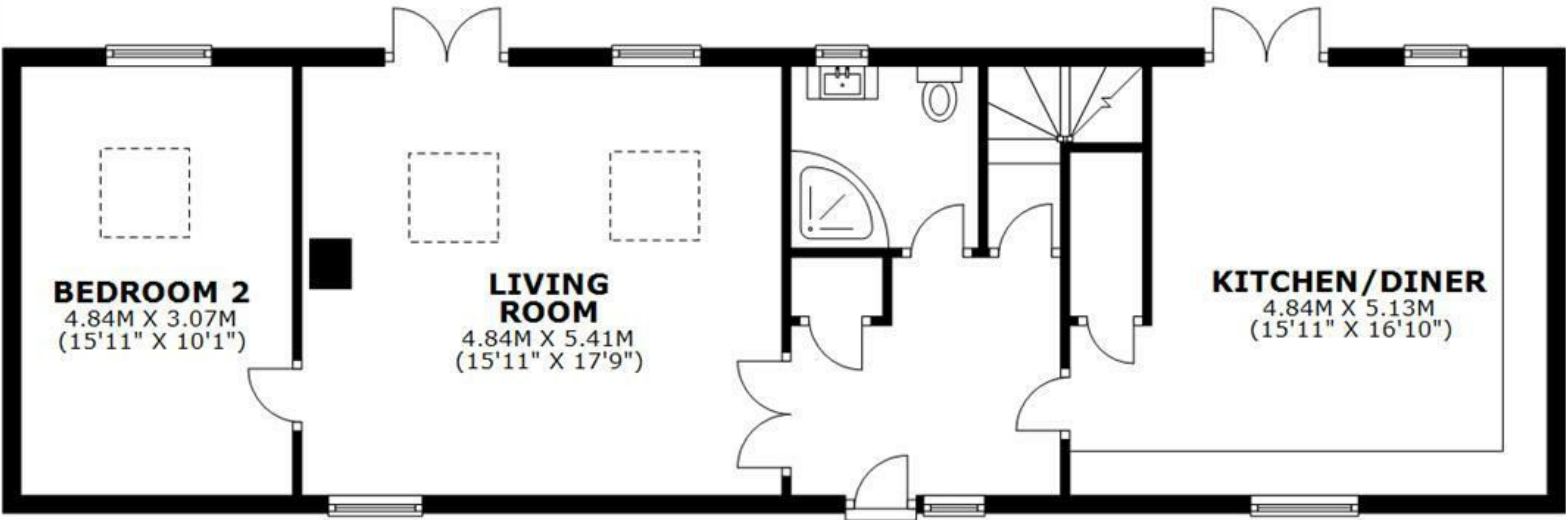




FLOOR PLANS ...

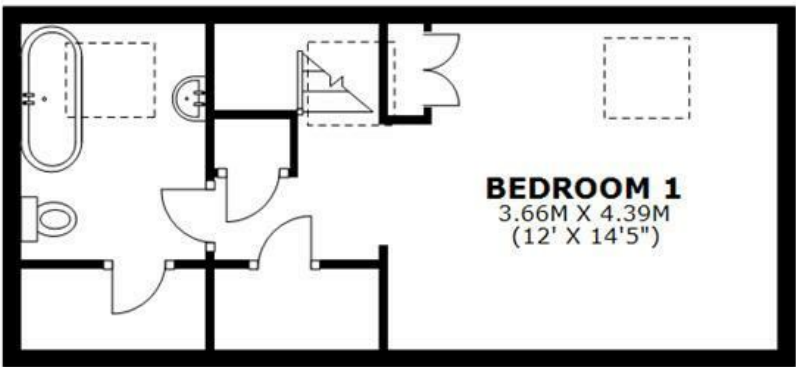
GROUND FLOOR

APPROX. 82.3 SQ. METRES (886.0 SQ. FEET)



FIRST FLOOR

APPROX. 31.2 SQ. METRES (335.9 SQ. FEET)



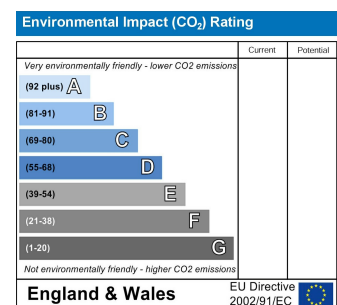
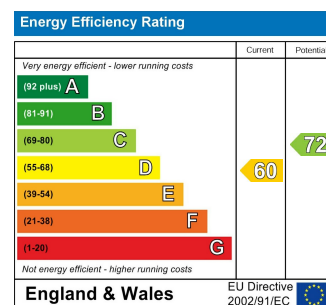
TOTAL AREA: APPROX. 113.5 SQ. METRES (1221.9 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along the A49 South. Continue through Dorrington and after a short distance, turn left (Signposted to Longnor and Frodesley). Follow this road around to the right, into Longnor, and just after the primary school, Longnor Park Barns will be found on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage are connected. LPG Gas.

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: C

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



www.millerevans.co.uk | homes@millerevans.co.uk

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Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones