



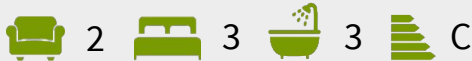
## BARN WOOD FARM

ASH PARVA | WHITCHURCH | SHROPSHIRE | SY13 4DU



Barn at Wood Farm is a wonderful detached barn almost 1700ft<sup>2</sup> and is being sold with NO CHAIN. The property is presented to a good standard and has a wealth of exposed timbers, luxury kitchen with an AGA, under floor heating to the ground floor and three double bedrooms all with en-suites. There are large landscaped walled gardens, timber framed car port and its located in a popular village location.

Offers in the region of £575,000



- Wonderful Detached Barn
- Popular Rural Location
- Wealth of Exposed Timbers
- No Upward Chain
- Landscaped Walled Garden
- Timber Framed Double Car Port

### LOCATION - ASH PARVA

The property is located in the heart of the much sought after and highly regarded village of Ash Parva, which benefits from a popular community run village pub, a village hall and a bowling green with a new club house. For golfing enthusiasts there are popular courses in close proximity at Weston Under Redcastle and Whitchurch.

The Market town of Whitchurch is just 2 miles away offering a wide range of local shops, schools and amenities, together with links to the main A41 & A49 trunk routes and a main line rail connection to Shrewsbury and Crewe.

### BRIEF DESCRIPTION

Halls are delighted to be instructed to sell Barn, Wood Farm by private treaty.



Barn at Wood Farm is a wonderful detached property finished to an exceptional standard with a wealth of exposed timbers, under floor heating to the ground floor and it is available with NO CHAIN. The spacious accommodation is just under 1,700ft<sup>2</sup> over the two floors.

There are double doors that lead from the rear of the property into the spacious reception / dining hall. Feature fire place with double sided log burner shared with the lounge. There is a useful under stairs store, cloakroom with W.C, vanity unit with wash hand basin, display cabinet and a tiled floor. The living room has the wonderful brick fire place with log burner, feature wall panelling, windows to the side and double doors and window to the walled gardens.

Off the reception hall is a large kitchen / diner with a luxury fitted kitchen with an oil fired AGA. There are a wide range of base and wall mounted units, extensive granite worktops and a large central island with granite tops and inset drainer sink unit and wine racks. The kitchen has a range of integrated appliances including a fridge freezer and dish washer. There is also a double oven, induction hob, tiled floor, window and door to the walled gardens.

The stairs ascend from the reception hall and ascend to the first floor landing. There is a window to the front and two fitted double wardrobes. There are three double bedrooms all with en-suites, and the two end bedrooms in addition to sky lights have porthole style windows. Bedrooms one and three also have fitted wardrobes. Also off the landing is a room that is ideal for a dressing room or even a small study. The property has double glazed windows and oil fired heating.



### OUTSIDE & GARDENS

The property is accessed from the road through a set of electric double gates and a gravelled drive that leads to a detached timber framed car port with power and lighting. Adjacent to the carport is a very useful laundry and store room which has a counter top and plumbing for a washing machine.

The property has a large enclosed walled garden with Indian stone flag paved path to the rear of the house leading to the large paved patio area. There are lawns, flower borders and mature specimen trees within the garden. There are also attractively landscaped gardens to the front and side of the property with Spring bulbs, plants and shrubs.

### DIRECTIONS

Leave Whitchurch on Station Road and proceed for approximately one mile until you come to the roundabout. Take the second exit and proceed to the next roundabout, take the first exit onto Ash Road. Follow the road through the village of Ash passing the community pub and after a further 1/2 a mile you come to Ash Parva. Turn left by a small pond after the large houses and the property is located on the left hand side marked by the Halls For Sale sign.

### WHAT 3 WORDS

///chromatic.melon.boxer



### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

### LOCAL AUTHORITY - SHROPSHIRE

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

### COUNCIL TAX - SHROPSHIRE

The current Council Tax Band is 'E' on the Shropshire Council Register.

### VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW

WH1781 150426

### SERVICES

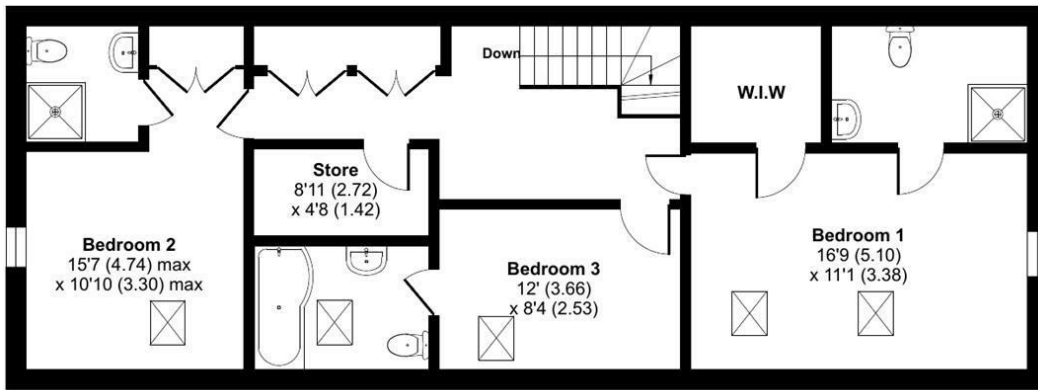
We believe that mains water and electricity are available to the property. The heating is via an oil fired boiler to radiators.

### TENURE - FREEHOLD

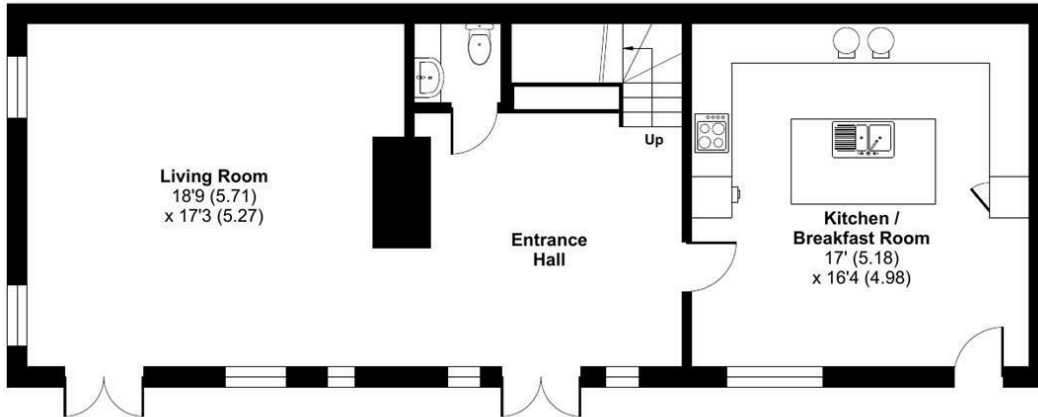
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

Approximate Area = 1694 sq ft / 157.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Halls. REF: 1447975

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

**Do you require a mortgage/financial advice?** We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

**Do you require a surveyor?** We can recommend an independent chartered surveyor. Details can be provided upon request.

**Do you require a solicitor?** We can recommend reputable local solicitors. Details can be provided upon request.



**WHITCHURCH SALES**

8 Watergate Street | Whitchurch | Shropshire | SY13 1DW

☎ 01948 663230 ✉ whitchurch@hallsgb.com

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.