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The Old Smithy , Ash Magna, SY13 4DR

Completely renovated throughout, this detached barn conversion in Ash Magna offers a bright lounge with log burner, a modern kitchen/diner with space for a table and chairs, two double bedrooms (one en-suite), a family bathroom, utility room, separate dining room or study, and outside a well-maintained garden, garage, and off-road parking.

Offers in the Region of
£365,000

The Old Smithy , Ash Magna, SY13 4DR

Overview

- Beautifully renovated detached barn conversion
- Two double bedrooms
- Sought after Village location
- Open plan modern kitchen/diner
- Spacious lounge with a log burner
- Seperate dining room/additional reception room
- Master bedroom with a shower room ensuite
- Good sized well maintained rear garden
- EPC tbc,Council tax band C



A well-presented detached barn conversion in the village of Ash Magna, close to local amenities including Ash Village Hall and The White Lion, with a strong local community. The property has been completely renovated throughout. The property opens into a spacious and bright lounge with a log burner. Off the lounge is a modern, generously sized kitchen/diner with space for a table and chairs, making it suitable for everyday dining. There is also a separate utility room with storage and side access. Also leading from the lounge is a separate dining room with patio doors opening onto the garden, offering flexible use as a study or additional reception room. To the rear of the property are two good-sized double bedrooms, one with an en-suite shower room, along with a modern family bathroom.

Outside, the property benefits from a well-maintained garden with a patio area suitable for seating. There is also a single garage and off-road parking.

Location:

The property is situated in the village of Ash Magna with a local inn, village hall, church, tennis court and bowling green. The historic North Shropshire market town of Whitchurch is approximately 2 miles away and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. From Whitchurch the larger centres of Shrewsbury, Chester, Crewe, Wrexham and Telford are between 16 to 22 miles approximately.



Your **Local** Property Experts
01948 667272



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Council Tax Band C. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains electricity, water and drainage are available. Oil Central Heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From Whitchurch proceed towards Nantwich on the B5398, at the roundabout take the second exit onto the A525, at the next roundabout take first exit onto Ash Road, continue for approximately one and half miles. After entering the village, the property can be found shortly after on the left hand side before Ash Village Hall.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC tbc. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

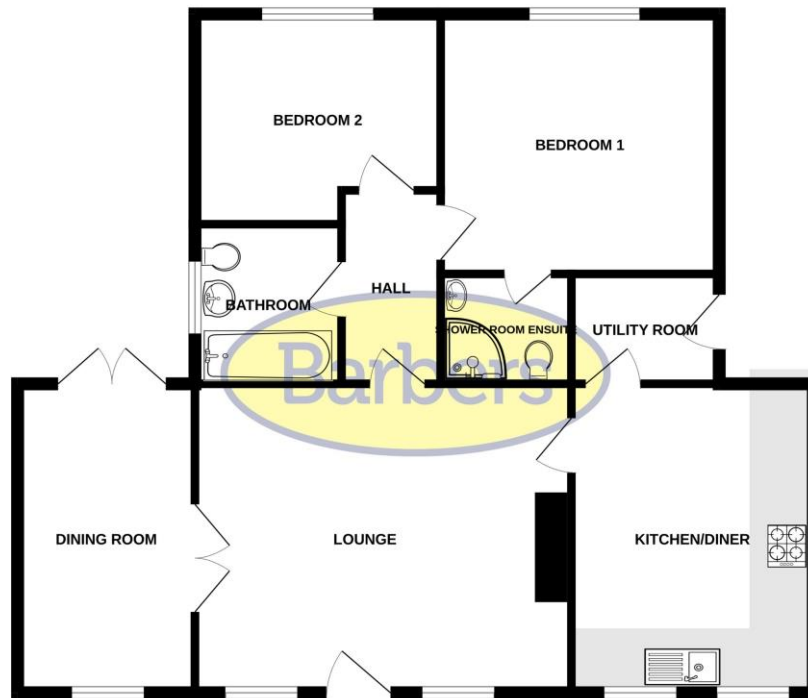
For Sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 11/2026

LOUNGE

17' 1" x 13' 7" (5.21m x 4.14m)

KITCHEN/DINER

14' 2" x 11' (4.32m x 3.35m)

UTILITY ROOM

6' 9" x 4' 5" (2.06m x 1.35m)

DINING ROOM

12' 5" x 8' 1" (3.78m x 2.46m)

BEDROOM ONE

12' 3" x 11' 5" (3.73m x 3.48m)

ENSUITE

6' 4" x 5' 7" (1.93m x 1.7m)

BEDROOM TWO

11' 4" x 10' 2" (3.45m x 3.1m)

FAMILY BATHROOM

7' 7" x 7' (2.31m x 2.13m)

SINGLE GARAGE

14' 7" x 9' 3" (4.44m x 2.82m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.