

Church Barn, Church Pulverbatch, Shrewsbury, Shropshire, SY5 8BZ

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers In The Region Of £695,000

Viewing: strictly by appointment through the agent

Occupying a lovely position within this picturesque hamlet approximately 8.5 miles south west of the Shrewsbury town centre this is a particularly substantial well proportioned and particularly versatile five bedroom detached barn conversion which boasts many interesting and pleasing features, some of which include: lounge with featured exposed brick walls, spiral staircase leading to a first floor family room, master bedroom with en-suite shower room, large indoor swimming pool, well established generous sized gardens with adjoining separate paddock extending to approximately 1 acre in size, driveway, double garage and detached stoned store/workshop/home office. The property offers accessible access to the medieval town centre of Shrewsbury and also the local bypass which then links up to the M54 motorway network. Buyers will be pleased to know that this property has been offered for sale with NO UPWARD CHAIN and early viewing comes highly recommended by the selling agent .

Accommodation

Reception hallway, study, lounge, kitchen/diner, utility room, cloakroom, side lobby, indoor swimming pool, first floor sitting room/ family room, three ground floor bedrooms, family bathroom, first floor landing, master bedroom with en-suite shower room, further bedroom, front and generous size rear gardens, plus separate paddock approaching approximately 1 acre in size, large detached stone outbuilding/ workshop/home office, driveway, double garage, extensive double glazing, gas fired central heating, NO UPWARD CHAIN.

Part glazed wooden entrance door gives access to:

Reception hallway

Having sealed unit double glazed window, radiator and feature exposed brick wall.

Door from reception hallway gives access to:

Sitting room / Study

13'2" x 8'5"
Having sealed unit double glazed window, two wall light points, telephone points and radiator.

Door from reception hallway gives access to:

Lounge

20'0" x 19'9"
Having coal effect stove set to exposed brick hearth with timber inset above, three sealed double glazed windows, two radiators, featured exposed brick walls and wall light points,

Doors from lounge gives access to:

Kitchen/diner

18'11" x 14'2"
Having a range of eye level and base units with built-in cupboards and drawers, free standing AGA with recess spotlights above, integrated microwave, fridge and freezer, glass display cabinet, plate rack, fitted worktops with inset 2 ½ sink drainer unit with mixer tap over, tiled splash surrounds, exposed wooden flooring, exposed timbers to ceiling, two sealed double glazed windows to front, wood effect upvc sliding patio doors giving access to rear gardens and radiator.

Doors from kitchen/diner gives access to:

Utility room

10'10" x 6'9"
Having wall mounted central heating boiler, eye level and base units, fitted worktops with inset stainless steel sink, tiled floor, tiled splash surrounds, sealed unit double glazed windows to front and exposed timbers to ceiling,

Door from utility room gives access to:

Cloakroom

Having low flush wc, wall mounted wash hand basin, fully tiled to walls, tiled floor, radiator and sealed unit double glazed window to rear,

Arch from utility room gives access to:

Side lobby

Having cloaks cupboard with radiator and upvc double glazed door from lobby then gives access to:

Indoor swimming pool

Having swimming pool, jacuzzi, shower area, range of glazed windows and wall lighting points. The swimming pool area is in need of attention.

From lounge a featured spiral staircase gives access to:

First floor sitting room/family room

20'0" x 19'9"
Having sealed unit double glazed window with far reaching views towards local farmland, countryside and beyond, three velux roof windows, two radiators and exposed beams and timbers.

From reception hallway door gives access to:

Inner hallway

Having radiator and sealed unit double glazed window.

From inner hallway doors then gives access to: three ground floor bedrooms and bathroom

Bedroom

13'9" x 12'4"
Having sealed unit double glazed windows, shelved store cupboard, radiator and exposed timbers to ceiling.

Bedroom

11'11" x 10'7"
Having sealed unit double glazed window, radiator, fitted wardrobe and exposed timbers to ceiling.

Bedroom

13'10" x 10'7"
Having sealed unit double glazed window, radiator and large walk-in wardrobe.

Bathroom

Having bath with mixer tap over, wash hand basin set to vanity unit with store cupboard below, low flush wc, tiled shower cubicle, heated towel rail, sealed unit double glazed window to rear, useful walk-in storage area, part tiled to walls, recess spotlights to ceiling and radiator.

From reception hallway staircase rises to first floor landing having doors giving access to: two further bedrooms and restricted access to first floor sitting room/family room.

Bedroom

23'3" x 19'9" MAX
Having sealed unit double glazed window to front, two velux roof windows with far reaching views towards local farmland, countryside and beyond, featured exposed brick walling, timber and beams to ceiling, two radiators, two fitted wardrobes and shelves to storage cupboards and tv aerial point.

Door to en-suite shower room:

En-suite shower room

Having corner tiled shower cubicle with wall mounted electric shower, low flush wc, pedestal wash hand basin, velux roof window with pleasing aspect, tiled floor, radiator, recess spotlights and exposed timbers to ceiling.

Bedroom

13'11" x 10'7" max
Having velux roof window with pleasing aspect towards local farmland, countryside and beyond, fitted wardrobe and shelved storage cupboard, radiator, exposed beam to ceiling and exposed timbers to walls.

Outside

To the front of the property there is a:
Timber gated access then leads to a tarmac driveway with lawned garden, brick paved pathways, giving access to front door of property and door giving access to side lobby of property, a variety of mature shrubs, plants and bushes and trees,

From the driveway access is then given to the property's:

Double garage

19'5" x 16'10"
Having two up and over doors, fitted power and light and glazed timber doors giving access to the rear of the property.

Rear gardens

The rear gardens are of a generous size, having brick paved and crazy paved patio area, lawned garden, a variety of mature shrubs, plants and bushes.

Gated access then leads to an enclosed paddock:

Paddock

Which is approaching 1 acre in size. This paddock could be used for number of uses and could possible offer development potential subject to the necessary planning permissions/consents/building regulations. The paddock borders the local Church Pulverbatch cemetery.

Directions

From Shrewsbury head out through the village of Annscroft, Longden and Longden Common. On leaving the village of Longden Common continue for approximately ½ a mile and then turn left at the crossroads sign posted Church Pulverbatch. Continue on this road for 0.4 mile and the property will be found on the right hand side clearly identified with our For Sale board.

Services

Mains water, electricity, mains gas and septic drainage are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure


We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage service

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Disclaimer

Any areas / measurements are approximate only and have not been verified. VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	56
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

