

Peachtree Barn, 3 Cruckton Hall Gardens, Cruckton,
Shrewsbury, SY5 8PQ

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Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.



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Offers in the region of £525,000

Viewing: strictly by appointment
through the agent

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A most impressive, immaculately presented and spacious 4 bedroom DETACHED barn conversion, situated on a small private, select development located in the highly desirable hamlet of Cruckton, which is approximately 5 miles South West of Shrewsbury. Amenities such as a village shop, primary school and public house are available in the nearby village of Hanwood, whilst a further a more comprehensive range of facilities can be found in the village of Pontesbury. Commuters will be pleased to know that the property is situated within easy reach of the A5 (which offers a dual carriageway to the M54 motorway). Viewing comes highly recommended by the selling agent for the property and its situation to be fully appreciated.

Accommodation:

Reception hallway, sitting room, impressive lounge with vaulted ceiling, dining room, attractive kitchen / breakfast room, garden room, gym with office area above, 3 ground floor bedrooms (one of which has a walk-in wardrobe with ensuite shower room), family bathroom with jacuzzi bath, first floor bedroom 4, large tarmac driveway, double garage with adjoining workshop / garden store, private landscaped enclosed gardens, double glazing, gas fired central heating.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Sealed unit double glazed wooden entrance door:

With sealed unit double glazed window to side, gives access to:

Reception hallway:

Having sealed unit double glazed window to front, 2 double radiators, exposed timber to ceiling, a range of wall light points, wall-mounted thermostat control unit, cloaks cupboard, linen cupboard with Mega Flow pressurised system, recessed spotlights to ceiling. From reception hallway access is given to:

Sitting room:

12'7 x 7'11 (3.84m x 2.41m)

Having wood effect flooring, feature exposed brick wall, recessed spotlights to ceiling, loft access.

From reception hallway, door gives access to:

Impressive lounge:

20'6 x 16'6 (6.25m x 5.03m)

Having vaulted ceiling with exposed timbers, coal effect gas burning stove set to an exposed hearth with inset timber mantel above, dado rail, 2 double radiators, 2 sealed unit double glazed windows overlooking landscaped gardens, television and telephone points, feature exposed brick wall. Door from lounge gives access to:

Attractive kitchen / breakfast room:

17'0 x 9'8 (5.18m x 2.95m)

Comprising: a range of eye level and base units with built-in cupboards and drawers, free-standing Rayburn plus Stoves New Home free-standing double oven with 4 ring gas hob and stainless steel cooker extractor fan over, integrated appliances include: dishwasher, washing machine, fridge and freezer, tiled splash surrounds, tiled floor, recessed spotlights to ceiling, sealed unit double glazed window overlooking landscaped gardens, double radiator, space for table and chairs. Door from kitchen / breakfast room gives access to:

Dining room:

17'1 x 14'7 (5.21m x 4.45m)





Having 2 sealed unit double glazed windows overlooking landscaped gardens, 2 radiators, feature exposed brick wall, recessed spotlights to ceiling, 2 wall light points. Part glazed door from dining room gives access to:

Garden room:

27'7 x 9'1 (8.41m x 2.77m)

Having feature exposed brick walls, tiled floor, range of double glazed windows with centralised double glazed french doors giving access and overlooking landscaped gardens, 2 wall light points. Door from garden room gives access to:

Gym:

12'11 max x 8'7 max (3.94m max x 2.62m max)

With office area over, 2 sealed unit double glazed windows overlooking landscaped gardens, 2 radiators, under-stairs storage cupboard, exposed beams to ceiling, television and telephone points. Stairs rise from gym to:

Office area:

12'11 x 8'7 into staircase recess (3.94m x 2.62m into staircase recess)

Having part sloping ceilings with exposed timbers, wall-mounted air conditioning unit, velux roof window with fitted blind, telephone point, spotlights to ceiling.

From reception hallway doors give access to bedrooms 1, 2, 3 and family bathroom.

Bedroom 1:

12'6 x 11'5 (3.81m x 3.48m)

Having sealed unit double glazed window, double radiator, recessed spotlights to ceiling, walk-in wardrobe with fitted hanging rail, a range of shelved units and wall-mounted Potterton gas fired central heating boiler. From bedroom door gives access to:

Ensuite shower room:

Having tiled shower cubicle with shower over, pedestal wash hand basin, low flush WC, sealed unit double glazed window, fully tiled to walls, recessed spotlights and extractor fan to ceiling, strip light with built-in shaver point, double radiator.

Bedroom 2:

13'10 x 11'7 (4.22m x 3.53m)

Having 3 sealed unit double glazed windows with exposed timbers to ceiling, double radiator, built-in double wardrobe, exposed feature brick wall.

Bedroom 3:

8'3 x 6'6 (2.51m x 1.98m)

Having sealed unit double glazed window, double radiator, feature exposed brick wall, exposed timber to ceiling.

Family bathroom:

Having timber style panelled jacuzzi bath with antique mixer tap over with hand-held shower attachment off, low flush WC, pedestal wash hand basin, part tiled to walls, strip light with built-in shaver point, double radiator, exposed timber to ceiling with recessed spotlights and extractor fan.

From dining room stairs rise to:

Bedroom 4:

23'9 x 10'9 max (7.24m x 3.28m max)

Having restricted head height with sloping ceilings, recessed spotlights to ceiling, wall-mounted air conditioning unit, double radiator, fitted base units with work tops above (providing useful storage).

Outside:

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The property is approached via a 5 bar wooden gate, which then lead to a large tarmacadam driveway providing parking for a number of vehicles, which then gives access to double garage with adjoining workshop / garden store.

Double garage:

17'11 x 17'10 reducing to 15'7 (5.46m x 5.44m reducing to 4.75m)

Having an electrically operated up and over door, fitted power and light, loft access (which leads to a large loft area; ideal for storage etc), glazed window to side, with a pedestrian service door giving access to workshop / garden store. The gardens offer good levels of privacy having well maintained lawned garden areas with well stocked borders containing a variety of specimen flowers, plants and bushes. A paved pathway gives access to the entrance of the property with outside lighting point and security light. Adjacent to the garage there is a further lawned garden area with half-moon paved patio, gravelled sections, feature garden pond with a further variety of shrubs, outside lighting point and electricity point. The gardens are fully enclosed.

Workshop / garden store:

12'3 x 8'11 (3.73m x 2.72m)

Having fitted power and light.

Directions:

When approaching from Shrewsbury take the B4386 Montgomery Road and after crossing the A5, continue for approximately 1.5 miles, taking the first sign post for Cruckton. Follow the road around the sharp left hand bend (by the corner of Cruckton School) and proceed for a short distance, taking the next available right into Cruckton Hall Gardens, proceeding to the development and the property can be found, straight ahead via a 5 bar wooden gate.

Services:

Mains water, electricity, drainage and gas 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 services:

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

