



Kinton Tythe, Kinton, Near Nesscliffe, Shrewsbury,
SY4 1AZ

www.hbshrop.co.uk



Important Notice - please read carefully

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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers in the region of £450,000

Viewing: strictly by appointment
through the agent

Holland Broadbridge

Agriculture House, 5 Barker Street, Shrewsbury, Shropshire SY1 1QJ

t: **01743 357 000**

e: sales@hbshrop.co.uk

An attractive much-improved and spacious three bedroom Grade II listed barn conversion which offers instantly appealing and versatile living accommodation throughout. The property is situated within this sought after village with easy access to the county town of Shrewsbury or market town of Oswestry. The village of Kinton is surrounded by pleasing countryside with local amenities being found at Nesscliffe which include a garage / convenience store, pub / restaurant and primary school. A comprehensive range of amenities can be found at either Shrewsbury or Oswestry and commuters will find easy access to the A5 linking up to the north and south east and beyond. Viewing comes highly recommended.

Accommodation

Reception hallway, impressive re-fitted family kitchen breakfast room, dining room, laundry room, cloakroom, first floor landing having an attractive lounge / living area with exposed beamed vaulted ceiling, master bedroom with feature free-standing roll-top bath and en-suite wc, further double bedroom, re-fitted shower room, second floor mezzanine-style study area and further double bedroom. Gravelled parking forecourt, providing ample parking, garage, attractive generous sized rear enclosed gardens, oil fired central heating, sought after village location. Viewing is highly recommended.

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

Wooden entrance door with glazed windows to side gives access to:

Reception Hallway

Having oak wooden flooring, radiator, wall light point, door from reception hallway gives access to:

Impressive Re-fitted Family Kitchen Breakfast Room

20'6 x 14'7 (6.25m x 4.45m)
Comprises a range of re-fitted eye-level and base units with built-in cupboards and drawers, free-standing Rangemaster cooker with cooker extractor fan over, integrated wine cooler, dishwasher, free-standing Hotpoint fridge freezer, fitted granite worktops with inset twin ceramic sink with mixer tap over, glass display cabinet, LED spotlights to ceiling, radiator, glazed window to front and to rear, oak wooden flooring. Square arch from kitchen breakfast room gives access to:

Dining Room

16'4 max x 13'6 max (4.98m max x 4.11m max)
Having wood burning stove, oak wooden flooring, radiator, exposed beams to one wall, wooden framed glazed French doors with windows to side, giving access to rear gardens.

Door from kitchen breakfast room gives access to:

Laundry Room

8'1 x 6'3 (2.46m x 1.91m)
Having fitted wooden-style worktop, radiator, tiled floor, space for tumble dryer and washing machine, part glazed door giving access to rear gardens, exposed feature beams, service door to garage. Door from laundry room gives access to:

Cloakroom

Having low flush wc, pedestal wash hand basin, engineered oak wooden flooring, exposed beam to one wall.

From reception hallway stairs rise to:

First Floor Landing

Having glazed window to front, oak wooden flooring, exposed beams, airing cupboard with hot water tank cylinder unit. From first floor landing arch gives access to:

Impressive Lounge / Living Area

21'5 max x 16'4 max (6.53m max x 4.98m max)
Having a stunning beamed vaulted ceiling, two glazed windows to front, glazed window with pleasing aspect to the rear, wood burning stove, oak wooden flooring, two radiators, exposed beams to walls, tv and telephone points.

From first floor landing doors then give access to two bedrooms and re-fitted shower room.

Master Bedroom

21'10 x 11'8 reducing down to 9'11 (6.65m x 3.56m reducing down to 3.02m)
This spacious master bedroom comprises three glazed windows, oak wooden flooring, two radiators, fitted wardrobes with storage above, feature free-standing roll-top bath with antique-style mixer tap over and hand held shower attachment off, exposed beam to one wall. Door from master bedroom then gives access to:

En-suite WC

Having low flush wc, wash hand basin with mixer tap over, store cupboard below, oak wooden flooring, mirror fronted cabinet.

Bedroom

10'3 x 9'7 (3.12m x 2.92m)
Having glazed window with pleasing aspect to rear, radiator, exposed wooden flooring.

Re-fitted Shower Room

Having a large walk-in tiled shower cubicle with mixer shower over and glazed shower screen, pedestal wash hand basin with mixer tap over, low flush wc, two glazed windows with fitted shutters, recessed spotlights and extractor fan to ceiling, antique-style radiator with heated towel rail, exposed beams to one wall.

From first floor landing, stairs rise to:

Mezzanine-Style Study Area

15'4 max x 15' max (4.67m max x 4.57m max)
This multi-purpose area comprises, impressive vaulted beamed ceiling with roof window with a pleasing rural aspect to rear, exposed wooden flooring, radiator, feature wall with exposed beams. Door then gives access to:

Bedroom

12'4 x 11'9 (3.76m x 3.58m)
Having an impressive beamed vaulted ceiling, feature brick wall with exposed beams, wooden flooring, glazed roof window with pleasing rural aspect to rear, eaves storage, radiator.

Outside

To the front of the property a paved pathway gives access to front door. To the side of this there is a large gravelled parking forecourt, providing parking for at least three / four vehicles. From the parking forecourt timber double doors give access to:

Garage

14'8 x 11'6 (4.47m x 3.51m)
Having floor mounted oil-fired central heating boiler and oil tank, fitted power and light.

Rear Garden

To the rear there is a generous sized garden, having paved patio area with outside cold tap, log store, low rise brick walling with centralised gated access with paved steps, leading down to a generous lawned garden with shaped paved patio area. Deep borders with a variety of specimen shrubs, plants and bushes.

Services

Mains water, electricity, 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.

We are advised that this property is Freehold and this will be confirmed by the vendors' 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.

Directions:

From Shrewsbury head out on the A5 towards Oswestry. On reaching the Felton Butler roundabout (before the Nesscliffe by-pass) take the third exit signposted for Great Ness, Little Ness and Wilcott. Continue on this road through the village of Nesscliffe and on leaving Nesscliffe continue for approximately 0.5 mile and turn left signposted for Kinton and Kinton Business Park. Continue on this road for approximately 0.8 mile and the property can be found on the left hand side.

FLOOR PLANS

