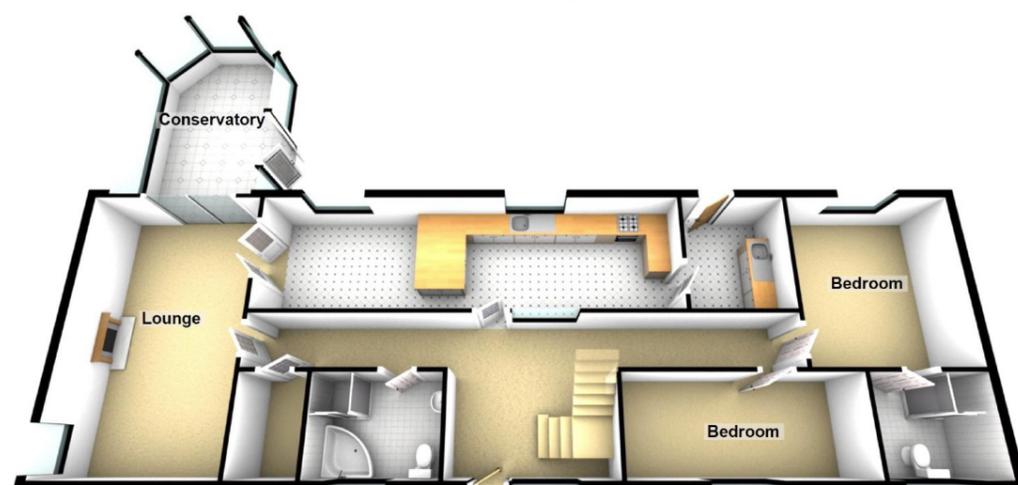
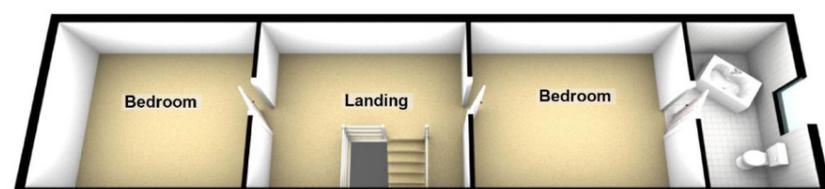


Ground Floor



First Floor



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.
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Offers in the region of £400,000

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

A spacious, four bedroom detached barn conversion set in fantastic grounds with a large natural lake extending in all to approximately just under one acre. The barn conversion is within this picturesque village of Asterley, within easy reach of Pontesbury and Minsterley, yet is located 10 miles South West of Shrewsbury with a variety of major amenities. Early viewing comes highly recommended by the selling agent for the property to be fully appreciated.

Accommodation:

Reception hallway, attractive lounge, upvc double glazed conservatory, large re fitted family kitchen / dining room, utility room, two ground floor bedrooms (one of which has a en suite shower room), ground floor family bathroom, landing (currently used as a study area), two further double bedrooms (one of which has a modern en suite bathroom), generous brick paved driveway, detached double garage, lovely South West facing garden, oil fired central heating, upvc double glazing.

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

Upvc wood effect entrance door with upvc double glazed windows to side gives access to:

Hallway:

Two radiators, large walk-in airing cupboard with hot water tank cylinder unit and oil fired central heating boiler. Wooden framed glazed door from reception hallway gives access to:

Lounge:

19'9 x 12'2 (6.02m x 3.71m)

Having vaulted and beams to ceiling, wood effect upvc double glazed window overlooking side of garden, exposed timbers to one wall, radiator, marble style hearth with decorative fire surround, wood effect upvc double glazed tilt and slide door from lounge gives access to:

Upvc double glazed conservatory:

14'10 x 10'2 (4.52m x 3.10m)

Having brick base, a range of upvc double glazed windows overlooking rear garden, polycarbonate roof, upvc double glazed french doors giving access to the rear garden. Wooden framed glazed double doors from lounge and wooden framed glazed door from reception hallway gives access to:

A large attractive family kitchen / dining room:

30;5 x 8'4 (0.76m x 2.54m)

The dining area:

Comprises: Wood effect upvc double glazed window overlooking rear garden, tiled floor, radiator.

The kitchen area:

Comprises: A range of replaced eye level and base units with built-in cupboards and drawers, AEG integrated oven with AEG integrated combination microwave oven above,





AEG four ring ceramic hob with concealed cooker extractor fan over, integrated fridge freezer, a range of fitted worktops with inset granite style 1 ½ sink drainer unit with mixer tap over, tiled splash surround, tiled floor, glass display cabinet, upvc double glazed window overlooking rear garden, radiator. Door from kitchen gives access to:

Utility room:

8'6 x 7'5 (2.59m x 2.26m)

Having base unit with fitted worktop and stainless steel sink drainer unit (space for appliances), eye level storage cupboard, tiled floor, radiator, stable style wood effect upvc double glazed door giving access to the rear garden.

From reception hallway doors then give access to two ground floor bedrooms and bathroom.

Bedroom:

12'7 x 11'9 (3.84m x 3.58m)

Having wood effect upvc double glazed window overlooking rear garden, radiator, television aerial point. Door from bedroom gives access to:

En suite shower room:

Having tiled shower cubicle, low flush wc, bidet, wash hand basin set to a vanity unit, part tiled to walls, upvc double glazed wood effect window to front, radiator, vinyl floor covering.

Bedroom:

16'4 x 6'10 (4.98m x 2.08m)

Having upvc double glazed wood effect window to front, radiator.

Ground floor bathroom:

Having a four piece suite comprising: A timber style corner panelled bath, tiled shower cubicle, low flush wc, pedestal wash hand basin, radiator, vinyl tiled effect flooring, part tiled to walls, wood effect upvc double glazed window to front, wall-mounted extractor fan and pull cord electric heater.

From reception hallway stairs rise to:

First floor landing:

Having two velux roof windows. The landing is currently used as a study area. From first floor landing doors give access to two further bedrooms.

Bedroom:

14'7 x 11'9 (4.45m x 3.58m)

Having part sloping ceilings, two velux roof windows to the rear, fitted wardrobe, television aerial point. Door gives access to:

En suite bathroom:

Having a three piece suite comprising: A roll top style bath with antique style mixer tap over and hand held shower attachment, pedestal wash hand basin, low flush wc, part tiled

to walls, tiled floor, radiator, upvc double glazed wood effect window to side.

Bedroom:

14'2 x 11'7 (4.32m x 3.53m)

Having part sloping ceilings with two velux roof windows to rear, radiator, storage cupboard, fitted shelving, eaves storage, television aerial point.

Outside:

To the side of the property gated side access leads to a large brick paved driveway with access to a detached brick-built double garage. Access is then given to the property's delightful large garden comprising: Paved patio are boarded by low rise brick walling, outside security light, timber garden shed, large natural lake, a variety of mature shrubs, plants, trees etc. The garden is enclosed.

Garage:

17'7 x 16'10 (5.36m x 5.13m)

Having twin timber double doors, pedestrian service to side with glazed window.

Services:

Mains water, electricity and 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 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 for 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 B4386. On reaching the village of Westbury continue a short distance to the cross roads and turn left (signposted for Village Hall Asterley and Pontesbury). Continue on this road for approximately 1.8 of a mile until reaching the village of Asterley. Then turn right (signposted Minsterley) and continue for approximately 0.1 of a mile and turn right (next to Asterley Barn), follow this road bearing left and the property will be found at the end clearly identified by our for sale board.

