



3 Frodesley Hall Farm Barns, Frodesley, Near Acton  
Burnell, Shrewsbury, SY5 7GA

[www.hbshrop.co.uk](http://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 £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](mailto:sales@hbshrop.co.uk)

A superior, extremely spacious and well proportioned four bedroom barn conversion which has been converted by the current owners to an extremely high standard. The property is situated in an idyllic courtyard position within the beautiful village of Frodesley close to Acton Burnell and Longnor. Access to the Shrewsbury town centre, Church Stretton and the local bypass linking up with the M54 motorway network is readily accessible. This property is being offered for sale with no upward chain and an early viewing comes highly recommended by the selling agent.

**Accommodation:**

Entrance hallway with feature stone flooring, cloakroom, attractive recently re fitted family kitchen / diner, impressive lounge with vaulted ceiling and with cast iron spiral staircase leading to further living area / study, inner hallway, first floor bedroom with en-suite shower room, three further ground floor bedrooms (one of which has an en suite shower room), luxury family bathroom, sealed unit double glazing, LPG gas fired central heating, generous driveway, front and enclosed rear gardens.

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

Part glazed oak entrance door leads into:

**Entrance hallway:**

Having stone flooring, thermostat controlled radiator, exposed timbers and recessed down lighters to ceiling, oak door gives access to:

From the Hallway, oak door gives access to:

**Cloakroom:**

Having low level wc, radiator, wash hand basin, tiled floor.

From hallway oak door gives access to:

**Recently re fitted attractive L-shaped kitchen / diner:**

21'11 max x 18'9 max (6.68m max x 5.72m max)  
Comprising: a range of eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset 1 1/2 sink with antique style mixer tap over, integrated fridge freezer, dishwasher and washing machine all with matching fascias, free-standing 'Stoves' stainless steel finish range cooker with 7 ring LPG gas hob with matching 'Stoves' cooker canopy over, sealed double glazed window to the front and to the rear overlooking the rear gardens with sealed unit double glazed door gives access to the gardens, wall-mounted LPG gas boiler, tiled floor, thermostat control radiator, exposed ceiling timbers.

Oak door from the hallway and kitchen / diner gives access to:

**An impressive lounge with vaulted ceiling:**

27'3 x 18'7 max (8.31m x 5.66m max)  
This impressive room has a vaulted ceiling with exposed timbers, feature exposed brick wall, three thermostat controlled radiators, two sealed unit double glazed windows overlooking the front of property, television aerial points, recessed down-lighters to ceiling, spiral staircase then gives access to:

**Further living area / study space:**

Having wooden balcony overlooking the lounge area, engineered wooden flooring, exposed timbers.

From the lounge, walkway gives access to:

**Inner hallway:**

12'0 x 11'3 (3.66m x 3.43m)  
Having engineered wooden flooring, thermostat controlled radiator, recessed spotlights to ceiling, under-stairs recess area. From inner hallway walk-way gives access to:

**Further hallway:**

With oak panelled doors giving access to three bedrooms.

**Bedroom:**

16'11 max x 10'5 (5.16m max x 3.18m)  
Having sealed unit double glazed window to the front, thermostat controlled radiator, television aerial point, fitted double wardrobe with hanging rails to either side, door gives access to:

**En suite shower room:**

Having a tiled shower cubicle with mains shower over, low level wc, pedestal wash hand basin, wall mounted chrome effect heated towel rail, strip light, exposed beams, recessed ceiling down light to ceiling, extractor fan.

**Bedroom:**

13'0 x 10'7 (3.96m x 3.23m)  
Having sealed unit double glazed window to the front, thermostat control radiator, television aerial point.

**Bedroom:**

13'1 max x 11'4 max (3.99m max x 3.45m max)  
This L-shaped room having sealed unit double glazed window to the front, thermostat control radiator.

From inner hallway door gives access to:

**Luxury bathroom:**

Having a white four piece suite comprising tiled shower cubicle with mains shower over and shower screen, low level wc, pedestal wash hand basin, roll top style free-standing bath with antique style mixer taps over and hand held shower attachment, recessed spotlights to ceiling, extractor fan, wall mounted chrome effect heated towel rail, strip light, ceramic tiled floor.

From the Inner hallway, oak staircase gives access to:

**Bedroom:**

15'7 max x 12'1 min x 11'10 max (4.75m max x 3.68m min x 3.61m max)  
Having a range of exposed beams, recessed ceiling downlighters, roof window, thermostat controlled radiator, cupboard housing Megaflo pressurised water system, door from bedroom gives access to:

**En suite shower room:**

Having tiled shower cubicle with mains shower over, low level wc, pedestal wash hand basin, wall mounted chrome effect heated towel rail, strip light, recessed spot lights to ceiling, tiled floor, extractor fan.

**Outside:**

To the front of the property there is a generous gravelled driveway with hard circle brick paved patio area adjacent to the front entrance. The front garden is laid to lawn and the rear garden comprises paved patio area, lawned garden, enclosed by part fencing and stone brick walling. From the gardens there is a delightful outlook towards local farmland, countryside and beyond.

**Directions:**

From Shrewsbury take the A49 travelling through the villages of Bayston Hill and Dorrington. On leaving Dorrington continue for approximately 1.2 of a mile turning left signposted Longnor, Frodesley and Acton Burnell. Continue on this road through the village of Longnor for approximately 1 mile and turn left at the crossroads signposted for Frodesley, Acton Burnel, Acton Burnell Castle. Continue on this road for 1.3 miles turning right signposted Frodesley only (no access to the A49), continue on this road for approximately 0.1 of a mile, take the first left after Frodesley House and continue on this shared entrance driveway bearing right at the fork and the property will be found at the end of a pleasant courtyard position.

**Services:**

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

**Tenure:**

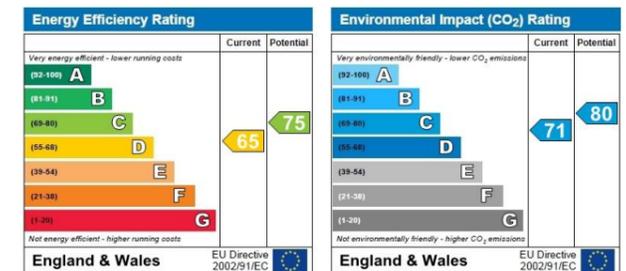
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**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**



**FLOOR PLANS**

