



Noneley Grange, Noneley Halls Barns, Noneley, Near
Loppington, Shrewsbury, SY4 5SL

www.hbshrop.co.uk



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Offers In The Region Of £795,000

Viewing: strictly by appointment
through the agent

An exceptional opportunity to acquire an attractive, spacious and beautifully converted four double bedroom barn conversion, perfectly blended in character with modern family living set within grounds approaching approximately 2.2 acres, providing a wonderful sense of openness and tranquility. The inclusion of a large paddock makes the property especially appealing for those with equestrian interest or simply seeking additional outdoor space for recreation or lifestyle use. The property has been thoughtfully and sympathetically converted to a high standard retaining a wealth of original features such as exposed beams and rustic charm, while incorporating modern finishes to create a warm and inviting family home. Nestled within the peaceful Shropshire countryside, Noneley is a charming rural hamlet that offers quintessentially English village lifestyle. Surrounded by rolling farmland and open fields its provides a sense of calm and seclusion making it ideal for those seeking a slower pace of life without feeling isolated. The Hamlet benefits from excellent accessibility to nearby towns and amenities which include the historic town of Shrewsbury offering a wide range of independent shops, restaurants, cafe's along with well regarded schooling and lifestyle facilities. Closer to home is the nearby village of Loppington offer charming village pub and village hall. Beyond Loppington the small town of Wem offers a wider variety of everyday amenities. This unique barn conversion offers the perfect balance of rural charm, modern comfort and versatile outdoor space. Early internal inspection comes highly recommended by the agent.

Accommodation

The accommodation briefly comprises of the following: Reception hallway/dining room, lounge. study/snug, attractive kitchen/diner family room, utility room, cloakroom, first floor landing, large master bedroom with ensuite shower room, guest bedroom with ensuite bathroom, two further double bedrooms, family bathroom, generous stoned driveway, substantial double garage with workshop area, landscaped formal gardens, enclosed paddock with orchard and evergreen section (this area extends to approximately 2.1 of an acre) sealed unit double glazing, oil fired central heating. Viewing is essential.

The accommodation in greater detail comprises:

Sealed unit double glazed entrance door with sealed unit double glazed window to side gives access to:

Reception hallway/Dining room

19'2 x 17'10

Having oak wooden flooring, radiator, feature wood burning stove set to a exposed brick hearth, sealed unit double glazed window to rear, wall light points.

Double doors from reception hallway/dining room gives access to:

Lounge

18'7 x 17'6

Having sealed unit double glazed French doors giving access to front of property, sealed unit double glazed window to rear, radiator, feature Jet Master fire set to a slate hearth with decorative fire surround, wall light points.

Door from lounge gives access to:

Study/Snug

11'2 x 10'5

Having sealed unit double glazed door giving access to rear of property, fitted display shelving, recessed spotlights to ceiling, radiator.

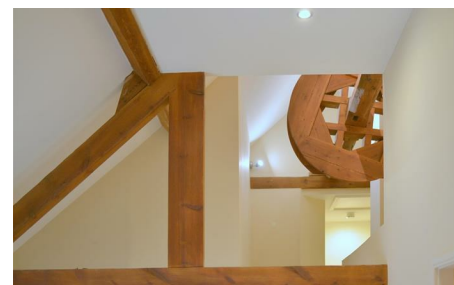
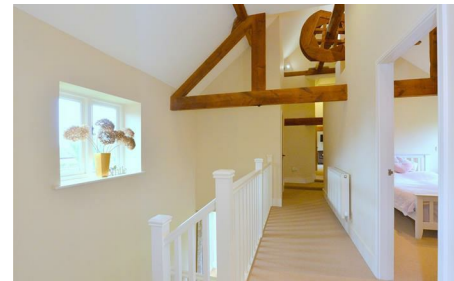
Door from reception hallway/Dining room gives access to:

Kitchen/diner/family room

21'2 x 18'10

Having a range of handcrafted eye level and base units with built-in cupboards and drawers, fitted unpolished Granite worktops with inset stainless steel twin sink with mixer tap over, free standing Range Master cooker with stainless steel cooker canopy over, integrated Smeg dishwasher, integrated combination Whirlpool microwave oven and integrated fridge, free standing kitchen island with built-in drawers and cupboards, wine rack with fitted wooden worktops, slate tiled floor, free standing dresser with built-in storage cupboard and drawers below, radiator, recessed spotlights to ceiling, feature exposed timbers and beams, electric underfloor heating, sealed unit double glazed window to front, sealed unit double glazed door giving access to front of property, wall mounted plate rack, fitted bookcase.

Door from kitchen/diner/family room gives access to:





Utility room

18'2 max reducing down to 8'4 min

Having handcrafted eye level and base units, fitted wooden style worktops with inset sink and mixer tap over, space for appliances, wall mounted extractor fan, recessed spotlights to ceiling, slate tiled floor, radiator, door giving access to front of property, service door to large garage with workshop area, door giving access to rear of property.

Door from utility room gives access to:

Cloakroom

Having low flush WC, wash hand basin set to fitted wooden worktops with display unit below, slate tiled floor, recessed spotlights and extractor fan to ceiling, storage cupboard, radiator.

From reception hallway/Dining room a wide staircase leads to:

First floor landing

Having sealed unit double glazed window to rear, radiator, large walk-in linen store cupboard with pressurised cylinder unit, feature exposed beams and spotlights to ceiling.

Door from first floor landing then gives access to all bedrooms and family bathroom.

Bedroom one

18'7 x 14'6

Having feature exposed timbers, recessed spotlights to ceiling, two large built-in double wardrobes with storage cupboards above, sealed unit double glazed window to front, glazed roof window to rear, radiator.

Door from bedroom one gives access to:

Ensuite shower room

Having large tiled shower cubicle with wall mounted mixer shower, low flush WC with hidden cistern, wash hand basin set to a wooden worktop, tiled floor, wall mounted heated chrome style towel rail, wall mounted strip light with built-in shaver point, double glazed roof window, eaves storage, exposed timber, recesses spotlight and extractor fan to ceiling.

Bedroom two

18'8 x 9'9 excluding walkway recess

Having sealed unit double glazed window to front, radiator, exposed timbers and beams, recessed spotlights to ceiling.

Door from bedroom two gives access to:

Ensuite bathroom

Having roll top bath with mixer tap over, pedestal wash hand basin, WC with hidden cistern, eaves storage, wall mounted heated chrome style towel rail, recessed spotlights and extractor fan to ceiling, double glazed roof window to front, tiled floor, shaver point.

Bedroom three

13'8 x 8'8

Having sealed unit double glazed window to front, radiator, exposed beams to ceiling, large built-in double wardrobe with storage cupboard above.

Bedroom four

11'9 max x 7'9

Having sealed unit double glazed window to rear, radiator, exposed timbers and beams, recessed spotlights to ceiling.

Family bathroom

Having a four piece suite comprising: Timber style panel bath with shower attachment off tap, large tiled shower cubicle with wall mounted mixer shower, WC with hidden cistern, wash hand basin set to a wooden worktop with display shelving below, pull cord wall mounted light, exposed beams and timbers, recessed spotlights and extractor fan to ceiling, heated chrome style towel rail, tiled floor.

Outside

Electrically operated timber double gates open onto a generously sized stone driveway, offering ample off-street parking for multiple vehicles, along with the added benefit of an installed electric vehicle charger.

From the driveway access via twin timber double doors lead to a:

Large double garage with workshop area

25'11 max x 20'3 max

Having exposed beams/timbers, fitted power and light.

Garden

The gardens are attractively landscaped and thoughtfully designed for ease of maintenance, with lawned areas adjoining the stone driveway and a principal lawn bordered by established beech hedging. Further features include yew hedge screening and a spacious paved patio, ideal for al fresco dining, partially edged with box hedging. The property also benefits from an external power point, together with both hot and cold garden taps.

Beyond the garden, the land extends to a grazing paddock with convenient vehicle access directly from the lane.

Detached stable providing open barn/winter shelter

11'3" x 11'1"

Adjacent to the main paddock is an orchard area planted with a variety of fruit trees, including apple, plum, cherry, damson, and pear. Beyond the principal grazing paddock lies a grassed plantation area with a substantial number of mature evergreen trees.

The paddock, orchard, and evergreen plantation are all enclosed, offering a high degree of privacy and security. The paddock itself extends to approximately 2.1 acres, with the total land - including the former garden areas - amounting to around 2.2 acres.

Directions

From Shrewsbury proceed north along the A528 Ellesmere Road (bear left Harmer Hill). At Burlton turn right signed posted for Loppington. Once in Loppington turn immediately right after the Dicken's Arms (signed posted for Noneley). Follow this for just over approximately 1 mile and then the property will be found on the left hand-side clearly identified with our for sale board.

Services

Water provided by a shared bore hole located on neighbouring land, electricity, private drainage system served by a bio disc treatment plant, oil fired central heating are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND E

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).

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Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Disclaimer

All areas and measurements are approximate and have not been verified. Vacant possession will be granted upon completion.

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