



**MONKS**

# **Oak Barn, 1 Patton Grange Bourton Much Wenlock**

Asking Price £599,950



[www.monks.co.uk](http://www.monks.co.uk)

## **\*\*\*\* WORK FROM HOME - LOVE TO ENTERTAIN - RURAL LIVING - THE PERFECT FAMILY HOUSE \*\*\*\***

**Oak Barn is a truly fabulous converted stone Barn offering great versatility for today's modern way of living. Featuring deceptively spacious and most versatile accommodation over 2 floors which must be viewed to be fully appreciated**

**Set amid some of Shropshire's finest countryside a short distance from the bustling Market Town of Much Wenlock.**

**Adjoining paddock available by separate negotiation.**

### **The location**

Located with the heart of the Shropshire Corve Dale amid some of our Counties finest countryside, approximately 4 miles from the pretty and bustling market Town of Much Wenlock where you will find a host of facilities including Schools, Shops, independent stores, restaurants, tea rooms, doctors, dentists and much more. The larger market Town of Bridgnorth is located approximately 10 miles away, Telford 11 and the County Town of Shrewsbury 17 miles both of which have excellent rail links to Birmingham. London. Chester and

### **The features**

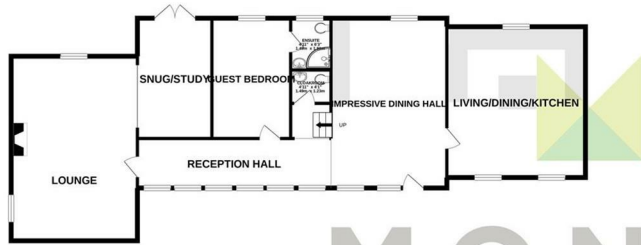
- TRULY IMPRESSIVE BARN
- LIVE, WORK AND PLAY - GREAT VERSATILITY OF LIVING
- IMPRESSIVE THROUGH LOUNGE WITH VAULTED CEILING
- OPEN PLAN LIVING/DINING/KITCHEN
- PRINCIPAL BEDROOM WITH EN SUITE
- GROUND FLOOR BEDROOM WITH EN SUITE
- LARGE DINING HALL/FAMILY ROOM
- WEALTH OF FEATURES THROUGHOUT
- GARDENS WITH STUNNING VIEWS AND ADJOINING Paddock
- VIEWING ESSENTIAL.



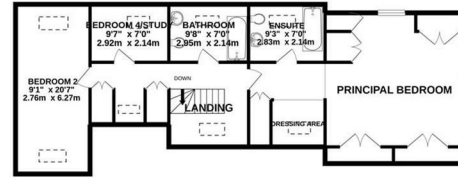




GROUND FLOOR



1ST FLOOR



# MONKS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Judy Bourne

**Director at Monks**  
judy@monks.co.uk

## Get in touch

**Call.** 01743 361422  
**Email.** sales.shrewsbury@monks.co.uk  
**Click.** www.monks.co.uk

**Shrewsbury office**  
10a Shoplatch, Shrewsbury,  
Shropshire, SY1 1HL

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	<b>69</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.