



The Granary, Rowton, Nr Telford

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A beautifully presented semi-detached Barn Conversion retaining many period features throughout, in a rural location

- Immaculately presented semi-detached barn conversion
- Lounge with wood burning stove
- Breakfast kitchen, utility room
- Dining room, spacious L-shaped reception hall
- Ground floor sitting room / bedroom with en-suite
- Two first floor double bedrooms, bathroom with four piece suite
- Useful and spacious loft space
- Attractive gardens to rear, plenty of driveway parking to front



### Brief Description

This beautifully presented, semi-detached barn conversion retains a wealth of period features throughout and has been sympathetically decorated to enhance these characteristics. Floor coverings have recently been updated, with modern wooden laminate and replacement carpet finishes, to coordinate with the contemporary décor. Having spacious accommodation throughout, this property will appeal to a wide range of people and an internal viewing is highly recommended.

The property is entered via two unique arched entrance doors, into a light and airy reception hall with lantern roof light and further section leading to the cloakroom, utility room and sitting room / bedroom three with window overlooking the front and door into the en-suite shower room.

The dining room features a 'sun-ray' toplight window and from this room, stairs rise to the first floor. The breakfast kitchen is fitted with a comprehensive range of units having complementary working surfaces, unit with breakfast bar, integrated oven, hob, extractor fan and dishwasher. There is a superbly appointed pantry unit to one wall and the kitchen features dual aspect to the side and rear with courtesy door to the garden.



From the dining room, a step up provides access to the lounge with front aspect window and attractive fireplace housing a log burning stove. Sliding doors open into the conservatory which enjoys delightful views over the patio and rear garden.

To the first floor is a spacious landing, off which is the principal bedroom having a dual aspect to both the front and rear with a wonderful range of built-in wardrobes to one wall. The second bedroom overlooks the front, both being served by the generously proportioned bathroom, which boasts a four piece suite, including large walk-in shower. A further staircase rises to the loft space, with velux style windows to both front and rear.



Externally, the property is approached over a gravelled frontage, providing excellent parking facilities with adjacent established shrubbed borders. The rear garden is a particularly attractive feature of the property, which enjoys far reaching views to the rear over neighbouring farmland and horse livery behind. A paved patio area to the rear of the property has steps up to a timber decked seating area which opens out into the neatly maintained lawned garden with abundantly stocked shrub and herbaceous borders. An attractive arbour to the bottom of the garden makes the most of the sunshine throughout the day, offering a different perspective over the outside space.



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## LOCATION

The property is located in the rural Hamlet of Rowton with a Church. The Village of Ellerdine offers a Public House and Garden Nursery with café. The A442 is approximately 1.5 miles distant and links the property to the traditional market Town of Wellington, approx. 7 miles; Market Drayton is approximately 10 miles away and the County Town of Shrewsbury is approximately 14 miles distant.

## AGENTS' NOTE

The loft does not have Building Regulation sign off for use as a room.

## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

## SERVICES

We are advised that mains water, drainage and electricity are available. The property is heated by an oil fired central heating system. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

## DIRECTIONS

From Shawbirch drive north along the A442 passing through Crudington and then the village of Waters Upton, as you come out of the village turn left towards Rowton and follow this road into the Hamlet of Rowton for approx. 1 mile - pass the Church on the left and after the green triangle bear around the corner to the right and the property will be found on your right hand side.

## LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St. Quentin Gate, Telford, TF3 4EJ. Council Tax Band E

## VIEWING

Please ring us on 01952 221 200 or Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

## METHOD OF SALE

For sale by Private Treaty.

## AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

WE35407.130924

## ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

**L SHAPED ENTRANCE HALL** 15' 2" x 14' 6" (4.62m x 4.42m) *minimum*

**CLOAKROOM** 8' 7" x 3' 3" (2.62m x 0.99m)

**UTILITY ROOM** 8' 10" x 8' 7" (2.69m x 2.62m)

**BEDROOM THREE / SITTING ROOM** 14' 4" x 11' 2" (4.37m x 3.4m) *maximum*

**EN-SUITE SHOWER ROOM** 8' 5" x 3' 5" (2.57m x 1.04m)

**DINING ROOM** 16' 2" x 12' 4" (4.93m x 3.76m)

**LOUNGE** 18' 3" x 13' 10" (5.56m x 4.22m)

**CONSERVATORY** 14' 6" x 11' (4.42m x 3.35m)

**BREAKFAST KITCHEN** 13' 3" x 11' 6" (4.04m x 3.51m) *plus recess*

**PRINCIPAL BEDROOM** 18' 3" x 11' 9" (5.56m x 3.58m)

**BEDROOM TWO** 10' 8" x 9' 5" (3.25m x 2.87m)

**BATHROOM** 11' 2" x 6' 9" (3.4m x 2.06m)

**LOFT** 15' 11" x 12' 1" (4.85m x 3.68m) *max*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		→
(69-80)	C		
(55-68)	D		
(39-54)	E	←	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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