



Helping *you* move



The Garden House, Walton, High Ercall

Situated in the quiet, rural hamlet of Walton, this tastefully presented, Detached Barn Conversion offers spacious accommodation throughout.

Offers in the Region of

£400,000

The Garden House, Walton, High Ercall, TF6 6AR.

Overview

- Detached Barn Conversion
- Ground Floor Bedroom & En-suite
- Lounge, Breakfast Kitchen
- Utility & Ground floor Shower Room
- Two First Floor Bedrooms
- Attractive Rural Hamlet
- Lawned garden and patio
- Double Glazing
- Oil Central Heating
- Council Tax D. EPC D



Location

Walton is a Hamlet on the outskirts of the Village of High Ercall (approx. 1 mile) which has a Primary School, Shop and Post Office, Village Hall, Church and Hairdressers. An excellent road network connects the property to the County Town of Shrewsbury approximately 10 miles, the market Town of Wellington is approximately 7 miles, with Railway connections and access to the M54 motorway. The market Town of Newport is approximately 11 miles distant. Shawbury is approximately 3 miles distant and provides a range of local neighbourhood shops.

Brief Description

The Garden House is well presented throughout and contains character features including beams and vaulted ceilings. The property is approached off a private road that also serves Hall Barns and The Granary forming part of this courtyard development. From the ample driveway, The Garden House is entered via the Entrance Hall with stairs to the first floor and Shower Room, with three piece suite and a useful under stairs walk-in cupboard with internal window to the hall. Off to the right is the Breakfast Kitchen which offers a good range of drawers, base and wall mounted units with complementary working surfaces, integrated dishwasher, fridge, freezer and cooker, additional appliance or breakfast bar space; doors to the front and rear, two windows to the rear. The Utility has a large Belfast sink, wall mounted unit and boiler. The Lounge is off the Kitchen and has windows to the front and rear, windows and French doors to the side.



From the Hall to the left is the ground floor Bedroom with a window to the front and door into the En-suite Bathroom with three piece suite and walk-in cupboard off. Stairs ascend up to the first floor Landing with two roof windows and two bedrooms, each having two roof windows and two feature circular windows (restricted headroom).

Externally, the property has a generous driveway and parking area; lawned garden area with brick retaining wall. Access is available all the way around the Garden House and to one side enjoys a low maintenance paved and gravelled patio area. The property benefits from no upward chain, oil fired central heating and double glazing.



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.

LOCAL AUTHORITY

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

SERVICES

We are advised that mains water and electricity are available. Heating is by way of an oil fired system. Drainage is by way of a septic tank. 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.

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From Admaston proceed towards Shawburch and turn left onto the B5063 towards Longdon upon Tern and High Ercall. After approx. 4 miles at the roundabout turn left and proceed into High Ercall village. Continue on the B5063 towards Shawbury, after 1 mile and after you have entered Walton, turn right just after Walton Hall into a shared private driveway (Hall Barns) and The Garden House is on the right hand side, after about 50 yards.

METHOD OF SALE

For Sale by Private Treaty.

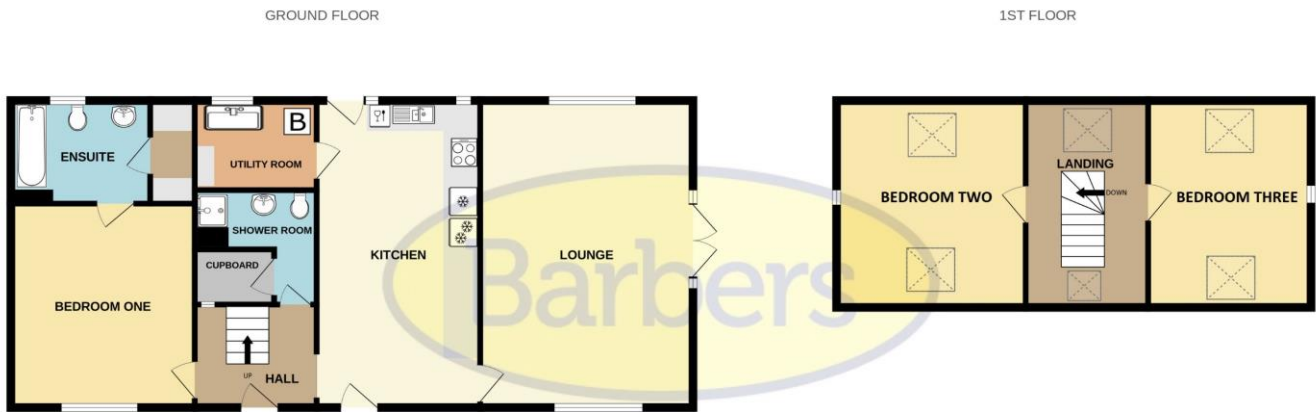
AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

AGENT NOTE

A survey instructed by a previous purchaser has, in their opinion, identified areas needing attention at the property. Buyers are advised to contact our office for further details or to take their own independent advice before proceeding.

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All measurements quoted are approximate:

ENTRANCE HALL 8' 5" x 7' 1" (2.57m x 2.16m)

SHOWER ROOM L shaped room

BREAKFAST KITCHEN 21' 0" x 11' 2" (6.4m x 3.4m)

LOUNGE 21' 0" x 14' 7" (6.4m x 4.44m)

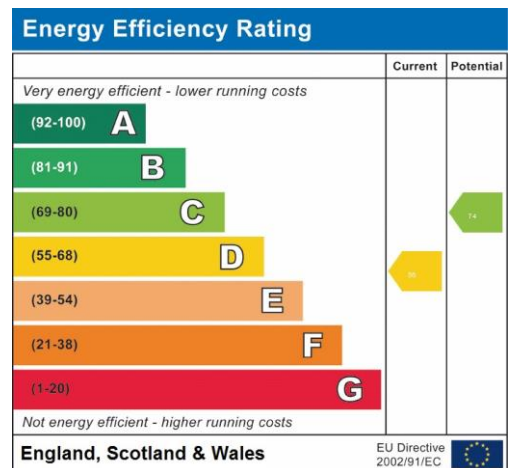
BEDROOM ONE 14' 0" x 12' 7" (4.27m x 3.84m)

EN-SUITE

FIRST FLOOR LANDING

BEDROOM TWO 14' 2" x 13' 0" (4.32m x 3.96m) max. restricted head room

BEDROOM THREE 14' 2" x 11' 2" (4.32m x 3.4m) max. restricted head room



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week. Get in touch today! Tel: 01952 221 200

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.