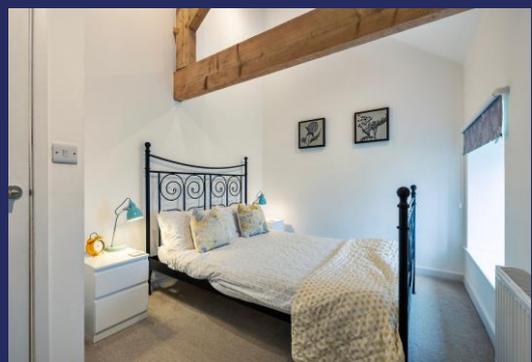




Helping *you* move



## The Hayloft, Lower House Barns, Waters Upton

The Hayloft is a Barn Conversion in the popular village of Waters Upton, offering excellent transport links to the surrounding area. The accommodation comprises: Three bedrooms, Two Shower Rooms, generous downstairs Living Accommodation, as well as a converted Store Room that has a number of uses. You will also find a Garden Area with views over the vineyard next door, Parking for 3 cars and a covered Garage Area.

Offers in the Region of  
**£350,000**

# The Hayloft, Lower House Barns, Waters Upton

## Overview

- Stunning Barn Conversion
- Three Bedrooms
- Kitchen Dining Room
- Ground Floor Shower Room
- Lounge
- Further Upstairs Shower Room
- Lovely Lawned Gardens
- Store Room and Garage Area
- Village Location
- Council Tax Band – TBC
- EPC Rating - C



## BRIEF DESCRIPTION

Welcome to The Hayloft, a stunning modern Barn Conversion located in the pretty village of Waters Upton. Sympathetically renovated in 2019, the barn features Three Bedrooms with views over the surrounding vineyard and Two Shower Rooms. Downstairs you will find ample living space, with a large Living Room which has a feature Log Burner. A spacious Kitchen Dining Room which is well equipped and has double doors out to the front patio and Garden Area. Built with energy efficiency in mind, the property also boasts a smart thermostat system and high specification windows and doors with aluminium frames. Externally, you will find a lawned Gardens, Parking for 3 Cars, as well as a Garaging Area and a converted Store Room that would be suitable for a number of uses – from home Office to Play Room.

## LOCATION

The property is within the sought after village of Waters Upton, being served by a local Shop and Post Office. Crudgington Primary School is approximately 1/2 mile distant, easily accessible by walking or transport, a bus runs through the village for Charlton Secondary School and the new rural bus route linking Newport to Shrewsbury runs through Waters Upton and neighbouring Villages. The property is conveniently located for access to Wellington, Telford, Newport, Market Drayton and Shrewsbury which all offer a wide range of facilities. The village is also conveniently situated within a short distance of the A41 providing access to the West Midlands road network, in particular the M6 to the North and M54 to the South.



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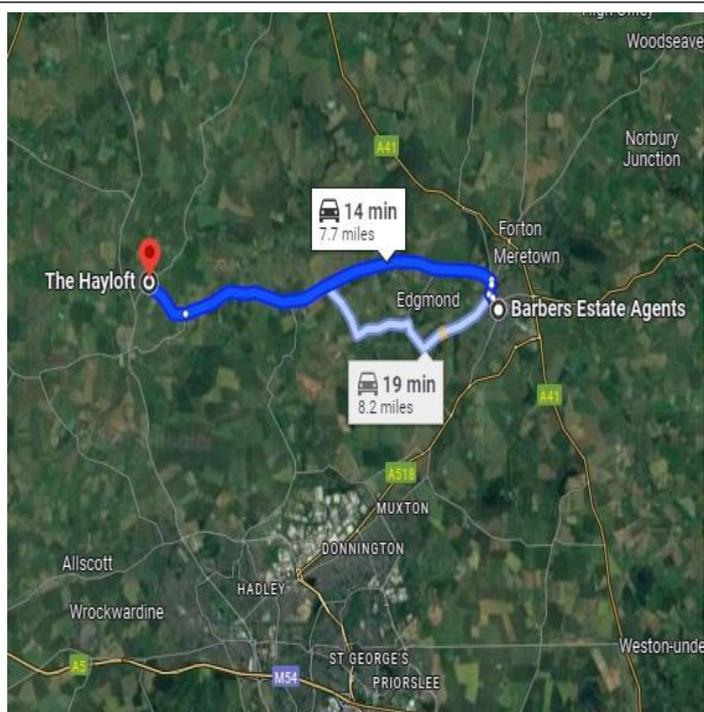


**USEFUL INFORMATION: TO VIEW THIS**

**PROPERTY:** Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services are available. 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/>

**LOCAL AUTHORITY:** Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000

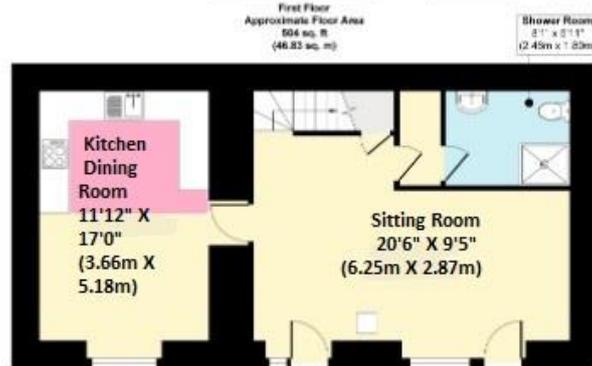


**DIRECTIONS:** From our office head north on High Street, go straight across at the mini roundabout and continue onto Lower Bar, continue onto Chetwynd End and then slight left onto Chetwynd Road/B5062. At the roundabout, take the 1st exit onto Edgmond Road/B5062 and continue to follow B5062 for 6.2 miles, turn right onto Catsbitch Lane for 0.9 miles, turn right then the property will be located on the left hand side.

**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

The Hayloft, Waters Upton, Telford, Shropshire, TF6 6PB



First Floor  
Approximate Floor Area  
504 sq. ft.  
(46.83 sq. m)

Shower Room  
5'11" x 3'7"  
(1.80m x 1.10m)

Ground Floor  
Approximate Floor Area  
590 sq. ft.  
(54.85 sq. m)

**Approx. Gross Internal Floor Area  
Main House = 1094 sq. ft / 101.69 sq. m**

FOR ILLUSTRATIVE PURPOSES ONLY. MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
The position & size of doors, windows, appliances and other fixtures are approximate only.  
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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 820 239

30 High Street, Newport, TF10 7AQ  
Tel: 01952 820 239  
Email: [newport@barbers-online.co.uk](mailto:newport@barbers-online.co.uk)



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.