



THE OLD BARN, LONGVILLE-IN-THE-DALE, CHURCH STRETTON, TF13 6DT

OFFERS IN THE REGION OF £499,950

Wrights
Estate Agents

Established 1972

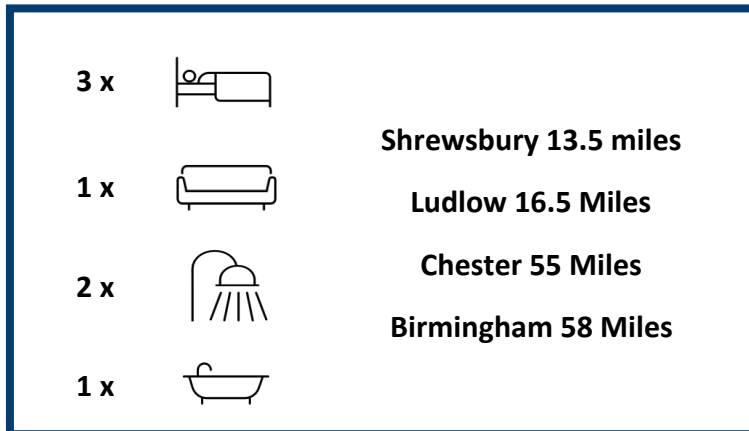
THE OLD BARN, LONGVILLE-IN-THE-DALE, CHURCH STRETTON, TF13 6DT

THE OLD BARN

A quality three bedroom barn conversion comprising of

- Spacious open plan sitting room/dining area
- Generous Master bedroom with en suite
- Two further spacious bedrooms with Jack and Jill ensuite
- Solid wooden doors and double glazed
- Oil fired Central heating
- Exceptional fireplace with large wood burner
- Beautiful private gated courtyard offering extra parking and a peaceful setting
- Viewing is highly recommended to appreciate the quality and location of this property.

The Property dates back several hundred years and was subject to a complete conversion in 2001, in more recent years it has been modernised and updated with double glazed windows, new Worcester Bosch oil boiler and recently modernised ensuite, whilst it retains many features including exposed brick work and a wealth of timbers including solid wooden doors, floors and internal woodwork.



THE TOWN OF CHURCH STRETTON

Church Stretton lies amidst the South Shropshire Hills midway between the county town of Shrewsbury (13 miles) and Ludlow (14 miles). It can claim to be one of the most beautifully situated towns in England and attracts walkers and country lovers from all over the UK.

This thriving community benefits from all types of societies, cafes, public houses and restaurants and excellent rail and bus services.

Being a popular market and tourist town it offers excellent shopping facilities, including a supermarket, specialist shops, ladies and men's fashion shops, and a building society agency based in 'Wrights' Estate Agents.

Much Wenlock is a stunning Medieval town famous for hosting the Olympics in 1850, with a population of 3,000, Much Wenlock has the feel of a Village whilst housing numerous shops, restaurants and local pubs.

There are lots of walks both in the town and in the surrounding beautiful Shropshire countryside, including the magnificent Wenlock Edge escarpment.

Telford lies within easy commuting distance where the M54 gives access to the West Midlands and Birmingham.

ACCOMMODATION

Front open PORCH with composite front door with glass panel and side windows to:

ENTRANCE HALL (4.6m X 3.4m approx) (15' x 11'1" approx) with oak flooring, two radiators, ceiling spotlights, six power points and wooden balustrade **STAIRCASE** ascending to the first floor.



CLOAKROOM/WC with oak flooring, white suite with WC and washbasin with splashback. Radiator and extractor fan.

SITTING/DINING ROOM (9.8m x 4.6m approx)(32'1" x 15' approx) with fitted carpet, three windows, stunning feature brick fireplace with stone paved hearth, wood beam over and large woodburner. Eight wall light fittings, two radiators, tv aerial point, telephone point and fourteen power points.



ACCOMMODATION continued...

Large KITCHEN/BREAKFAST ROOM(4.6m x 4.4m approx)(14'4" 15' approx) tiled floor with underfloor heating, extensive range of built-in units including nine floor cupboards with drawers, Three wall cupboards, spaces and plumbing for washing machine and dishwasher. Wooden butcher block style worktops with light above and tiled splashbacks. Stainless steel double bowl sink unit. Integrated four ring ceramic hob, cooker hood over and electric oven below. A central island/breakfast bar with butcher block style worktop and cupboards under. Ceiling beams, ten power points, radiator, corner floor cupboard, ceiling spotlights, front window and glazed bi-folding doors to the enclosed courtyard garden.



First FLOOR LANDING with fitted carpet, two skylight windows, radiator, power point and airing cupboard with hot water cylinder and shelf.

BEDROOM 1 (4.6m x 4.4m approx)(15' x 14'4" approx) with fitted carpet, two windows with dual aspect, ceiling spotlights, skylight window, eight power points, tv aerial point and door to:



EN-SUITE BATHROOM with laminate floor, white suite with 'L' shaped panelled bath, shower over and screen. WC and washbasin with cupboard below. Window, heated towel rail, and extractor fan.



ACCOMMODATION continued...

BEDROOM 2 (3.67m x 3.5m approx)(12' x 11'4" approx) with fitted carpet, front window, radiator, recessed wardrobe, ceiling spotlights and six power points. Door to the 'Jack and Jill' style en-suite shower room

EN-SUITE SHOWER ROOM (accessed from both bedroom 2 and 3) with tiled floor, radiator, ceiling spotlights, feature part brick exposed wall, tiled walls, white suite with walk-in shower, WC and washbasin with mirror, light and shaver point over.

BEDROOM 3 (4.6m x 4.1m approx)(15' x 13'4" approx) with fitted carpet, recessed wardrobe, radiator, two windows with dual aspects, skylight window, telephone point, ceiling spotlights, tv aerial point and eight power points. Door to the 'Jack and Jill' en-suite shower room.

TENURE We understand the Property is FREEHOLD

SERVICES We understand mains electricity, water and drainage are connected. Oil fired central heating.

COUNCIL TAX Band 'D'

WATER AUTHORITY Severn Trent Water, Shelton, Shrewsbury SY3 8BJ Tel: 08457500500

LOCAL AUTHORITY Shropshire Council, Shirehall, Shrewsbury, SY2 6ND Tel: 03456 789000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



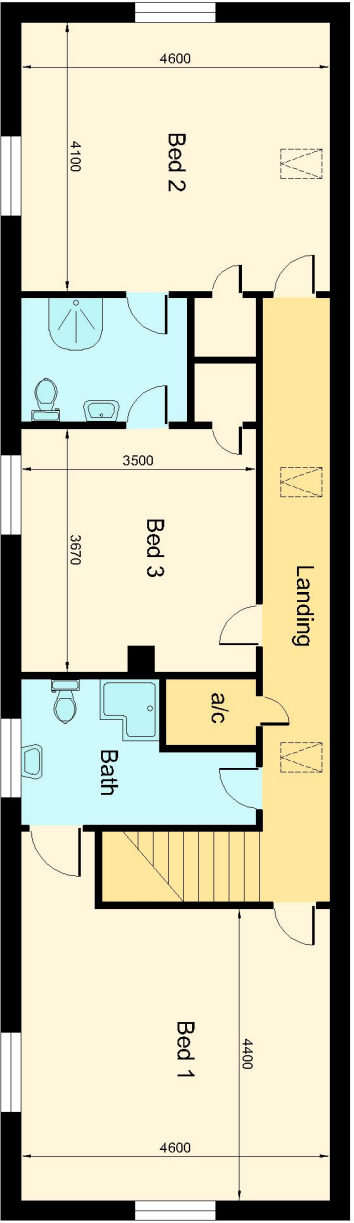
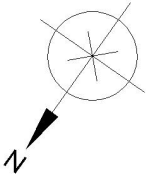
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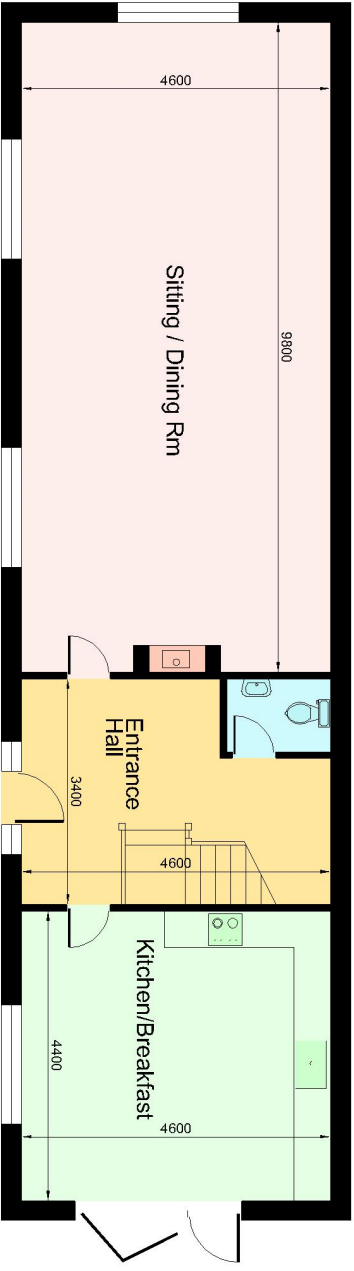
VIEWING By appointment through **WRIGHTS ESTATE AGENTS** telephone 01694 722237
Office opening hours Monday to Friday 9am to 5pm. Saturday 9am to 12 noon.
Email: sales@wrightschurchstretton.co.uk

FINANCE SUPPORT We are local agents for the Yorkshire Building Society and can arrange appointments for purchasers requiring mortgages.

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First Floor Plan



Ground Floor

The Old Barn
Longville
Much Wenlock
TF13 6DT

Total Property Floor Area 160 Sq m (1720 Sq ft)

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