



FOR SALE

Offers in the region of £360,000

Straw Barn, Hall Farm, Shrewsbury Road,
Hadnall, Shrewsbury, SY4 4AG

A most attractive and well proportioned barn conversion with an individual layout, beautifully enclosed gardens, garage and outhouses, tucked away in a popular village, close to Shrewsbury.



Mileages; Shrewsbury town centre - 7.6 miles, Telford - 16.5 miles, Wolverhampton - 33.9 miles (all distances are approximate)



- Popular village location
- Well proportioned rooms
- Attractive layout
- Garage & outhouses
- Lovely gardens
- Close to amenities

DIRECTIONS

From Shrewsbury proceed north along the A49 to Hadnall, proceed past the shop, then just after the village hall turn right onto a private access driveway sign posted Hall Farm Barns. Carry on a short distance and the entrance will be seen on the left.

SITUATION

The property is well positioned within this popular village, set well back from the road, nicely tucked away, whilst the orientation of the property takes advantage of the morning and evening sun. The village provides a range of amenities including shop/post office, pub, church, village hall and primary school. Shrewsbury is very easily accessible, particularly the retail outlets in the Battlefield area.

Commuters will find that the village is well placed for access to the A5 and M54 motorway through to Telford.

DESCRIPTION

The Straw barn offers an unusual and well designed semi-detached barn conversion. The accommodation is beautifully presented with a versatile layout to suit a range of buyers and the design creates a contemporary feel with character. The room layout includes an attractive conservatory, which links to the reception hall and inner hall. Leading off this is a lovely open plan living dining/kitchen, which is well equipped with appliances. Also on the ground floor is a versatile family room/bedroom 3, where there is a shower room/guest cloaks/WC adjacent. On the first floor there is a generous size lounge with fireplace, together with a further two double bedrooms, ensuite shower room and main bathroom.

Outside the gardens are particularly attractive with a wonderful courtyard design to both the front and rear, providing excellent BBQ and outdoor dining areas, raised beds and rockery feature. There is a good parking area for at least two cars, together with a garage, hobbies room and a presently used gym.

ACCOMMODATION

RECEPTION HALL

With attractive lime stone tiled floor, stable style door through to:

CONSERVATORY

3.81m max x 3.10m (12'6" max x 10'2")

With attractive tiled stone tiled floor, wrap around double glazed windows with twin french doors leading back to the walled garden.

HALLWAY

With tiled floor including staircase to the first floor accommodation and door to the rear garden. Useful cloaks cupboard. Built in boiler cupboard with wall mounted gas fired central heating boiler, space and plumbing for washing machine, shelving.

FAMILY ROOM/BEDROOM 3

4.01m x 3.58m (13'2" x 11'9")

With fitted wardrobe/store cupboard.

SHOWER ROOM

With tiled floor, corner tile shower cubicle with sunken base and wall mounted electric shower unit, close coupled WC, pedestal wash hand basin, part tiled walls.

OPEN PLAN LIVING/DINING/KITCHEN

5.74m x 5.49m narr.to 3.40m (18'10" x 18'0" narr.to 11'2")

An appealing L-shaped room with tiled floor and laid out as follows;

LIVING/DINING AREA

With exposed brick feature, ample space for small settee and dining table, window aspect out onto the conservatory.

KITCHEN AREA

With a granite effect work surface having built in stone effect one and half bowl stainless steel sink unit, tiled splash, good range of oak faced base and eye level cupboards with stainless steel handles including drawers and cupboards, BUILT IN ELECTRIC CERAMIC HOB UNIT with stainless steel / glazed EXTRACTOR HOOD OVER, BUILT IN COMBINATION ELECTRIC MICROWAVE OVEN and separate ELECTRIC OVEN. Ceiling spotlights with exposed beam. WALK IN PANTRY CUPBOARD with tiled floor, space for upright fridge freezer and fitted shelving, stable style door to LOBBY with tiled floor and access door to the reception hall.

FIRST FLOOR LANDING



3 Reception
Room/s



3 Bedroom/s



3 Bath/Shower
Room/s



With access to roof space.

LOUNGE

5.46m x 4.27m (17'11" x 14'0")

With attractive period style fireplace painted surround with fitted coal effect living flame gas fire.

PRINCIPLE BEDROOM 1

4.14m x 3.71m (13'7" x 12'2")

ENSUITE SHOWER ROOM

With oak boarded flooring, corner glazed shower cubicle with fitted shower unit and therapy jets, close coupled WC, vanity unit with wash hand basin and cupboard under, tiled splash, fitted lit mirror with shaver socket, ladder radiator, built in double wardrobe with two sliding mirrored doors.

BEDROOM 2

4.14m x 2.44m (13'7" x 8'0")

BATHROOM

2.74m x 1.65m (9'0" x 5'5")

With quarry tiled floor, white suite having chrome fittings including panelled bath with centre mixer tap, part tiled walls above with wall mounted direct feed shower unit and splash screen, close coupled WC, modern wood effect wash stand with glazed shelf and oval shaped wash hand basin, further tiled walls, large lit wall mirror, chrome ladder radiator.

OUTSIDE

The property is approached off a private shared driveway which leads to the property entrance with brick paved parking area.

BRICK GARAGE

5.64m x 3.66m narr.to 3.18m (18'6" x 12'0" narr.to 10'5")

With metal up and over entrance door, two side pedestrian access doors, power and lighting.

THE GARDENS

A timber trellis screen with gates gives access to a part walled patio garden. This forms a beautiful approach to the barn conversion having been extensively landscaped and providing old brick pavements interspersed

by abundantly stocked rockery bed, raised flowering specimen beds, pergola, ornamental gravelled areas and a flagged terrace. Adjacent to the garage is a brick built range comprising;

GYM

4.14m x 2.90m (13'7" x 9'6")

With brick floor, power and lighting. This room provides alternative uses, such as hobbies room, storage or studio.

HOBBIES ROOM

4.14m x 2.90m (13'7" x 9'6")

With brick floor, exposed ceiling timbers, power and lighting. A room which can again be utilised for alternative use such as a home office.

REAR GARDEN

This area is completely enclosed and provides an evening sun trap, having been extensively laid to a FLAGGED PATIO area with well stocked beds of specimen shrubs, roses and miniature conifers.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale. The fitted carpets as laid and lighting fitting are included.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. Gas fired central heating system. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, Shrewsbury, Tel: 0844 448 1644 . Council Tax Band 'E'

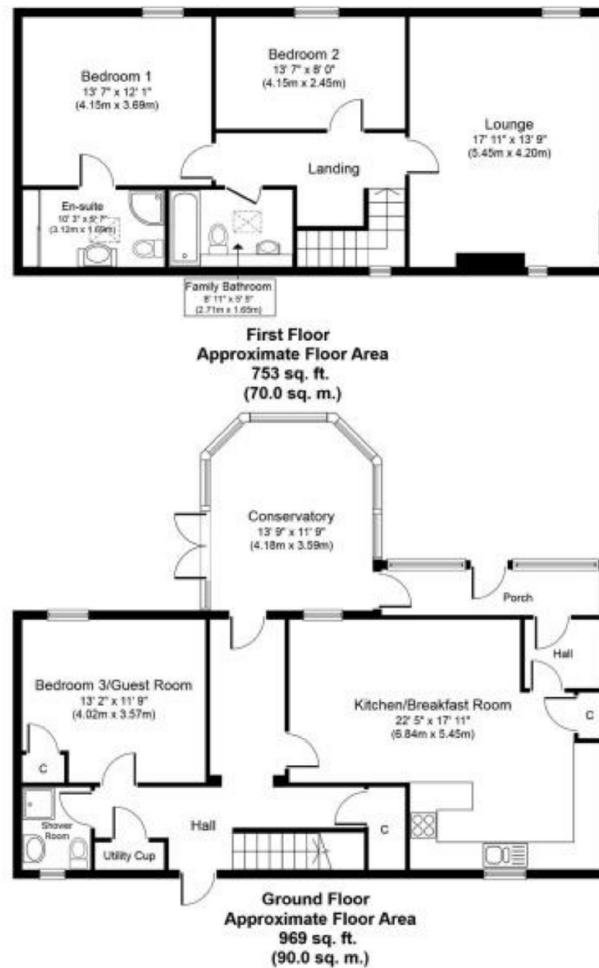
TENURE

Freehold. Purchasers must verify via their solicitor.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, SY1 1QJ. Tel: 01743 236444.

Straw Barn, Hall Farm, Shrewsbury Road, Hadnall, Shrewsbury, SY4 4AG



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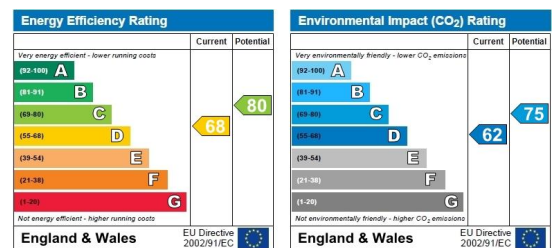
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Energy Performance Ratings



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