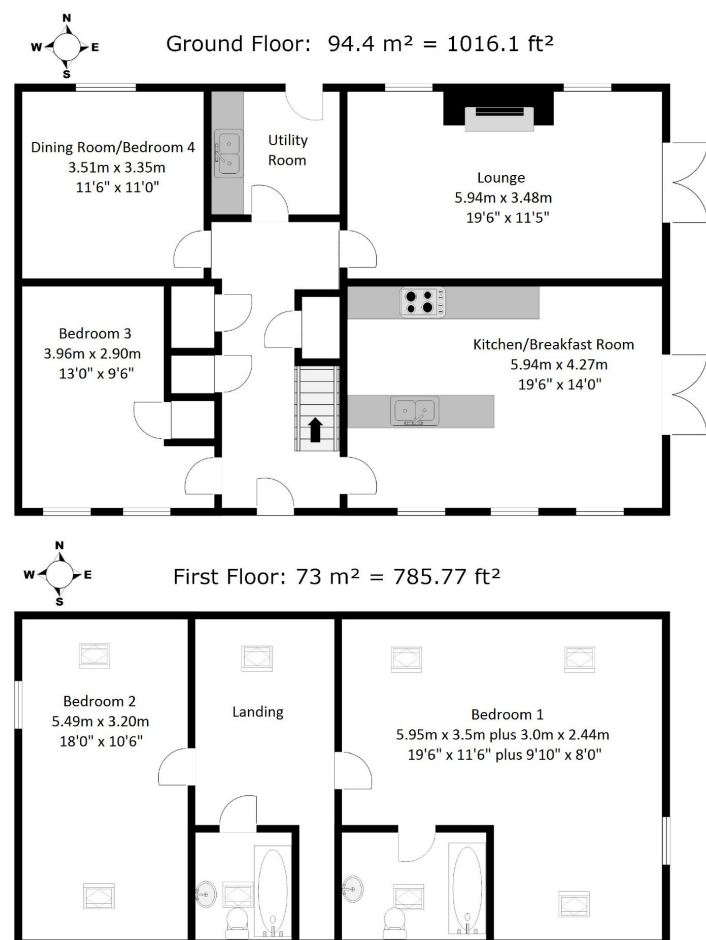


Rowan House, Stanton Upon Hine Heath, Shrewsbury, Shropshire, SY4 4LR



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



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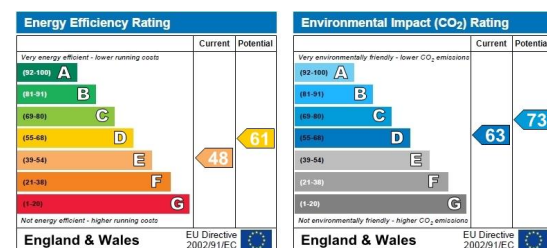
Rowan House, Stanton Upon Hine Heath, Shrewsbury, Shropshire, SY4 4LR

An attractively appointed barn conversion of great charm, offering deceptively spacious accommodation with lawned gardens in a "tucked away" location, on the edge of a popular village convenient to Shrewsbury.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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Shawbury (2 miles), Hodnet (3 Miles), Shrewsbury Centre (10 Miles), Telford (15 Miles)
(All distances approximate).



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



- Attractive barn conversion
- Charm and character
- Lawned gardens
- LPG central heating
- Ample parking
- Popular village location

DIRECTIONS

From Shrewsbury proceed north on the A53 to Shawbury. Pass through the village to Edgebolton and after the garden centre continue on, taking the second left turning at a cross roads. This lane then takes you through to Stanton, down a slight incline and around a left hand bend and as the road rises into the village centre turn right onto a tarmac shared driveway which leads into a court yard, where Rowan House will be located at the rear, with its access on the right hand side.

SITUATION

Rowan House is in a convenient location on the fringe of the village which provides a pub. Local amenities can be found at the nearby villages of Shawbury (2 miles) and Hodnet (3 miles), including a selection of shops, schools and medical practices. More comprehensive amenities can be found in Shrewsbury (10 miles), whilst commuters will find good road links through to Telford/M54 motorway, Wolverhampton and Crewe.

DESCRIPTION

Rowan House is an attractively appointed three bedroom linked barn conversion of great charm, offering deceptively spacious internal accommodation, which offers a versatile layout to suit a range of buyers including couples or young families. Unlike a number of barn conversions, there is a natural well lit and contemporary

feel to the rooms, complimented by a touch of traditional character. The room layout includes a reception hall with a useful guest cloaks/WC. The lounge includes a traditional brick fireplace with gas fire, which offers ease of management and there are french doors leading out to the rear garden. There is a separate dining room, which could also be used as a fourth bedroom if required. The kitchen breakfast room is of a particularly generous size with french doors once again leading out to the garden. The buyers will be pleased to note a separate utility room and bedroom three completes the ground floor accommodation. On the first floor there is the principle bedroom, which has its own ensuite bathroom, whilst bedroom two is served by the main bathroom. Outside there is a good parking area with an opportunity to park caravan/trailer/boat if required. A lawn garden is laid out for ease of management and neatly presented.

AN INSPECTION IS HIGHLY RECOMMENDED.

ACCOMMODATION

A partly glazed front entrance door opening

RECEPTION HALL

With terracotta style tiled flooring, cloaks cupboard, understairs storage cupboards and door in to a:

CLOAKROOM

With low flush WC and a hand basin.

LOUNGE

19'6" x 11'5" (5.94m x 3.48m)

With terracotta style tiled flooring, living flame coal effect LPG fire with rustic brick fireplace surround, glazed French doors out to the rear garden.

DINING ROOM / BEDROOM 4

11'6" x 11'0" (3.51m x 3.35m)

With terracotta style tiled flooring.

KITCHEN / BREAKFAST ROOM

19'6" x 14'0" (5.94m x 4.27m)

With terracotta style tiled flooring and a fully fitted kitchen comprising beech effect units including a single drainer sink unit, integrated ARISTON LPG HOB, built-in ZANUSSI ELECTRIC OVEN, beech worktops. French doors to garden.

UTILITY ROOM

8'0" x 7'10" (2.44m x 2.39m)

With terracotta style tiled flooring, work surface inset with a single drainer stainless steel sink unit with cupboards below Vaillant LPG wall mounted central heating boiler, space and plumbing for appliances.

BEDROOM 3

13'0" x 9'6" (3.96m x 2.90m)

With a terracotta tiled flooring, built-in wardrobe and recessed spotlighting,

The pine staircase rises from the Reception Hall to the:

FIRST FLOOR LANDING

Which has a sloping ceiling, exposed pine floor boarding.

BEDROOM 1

19'6" x 11'6" plus 9'10" x 8'0" (5.94m x 3.5m plus 3.0m x 2.44m)

An appealing and well lit room with vaulted ceiling and exposed pine floor boards, two feature honeycomb brickwork windows, feature spotlighting, access to under eaves storage.

ENSUITE BATHROOM

With a suite comprising a panelled bath with direct feed shower over, low flush WC, wash band basin with ceramic tiled splash.

BEDROOM 2

18'0" x 10'6" (5.49m x 3.20m)

With a vaulted ceiling, exposed floor boards, two feature honeycomb brickwork windows and access to under eaves storage area.

FAMILY BATHROOM

With a suite comprising a panelled bath with Triton electric shower over, wall mounted wash hand basin, low flush WC.

OUTSIDE

To the rear of the property is a gravelled drive with ample parking space for a number of vehicles/caravan.

THE GARDENS

There are pleasant gardens to include a gravelled patio area making a super setting for outside dining/entertaining etc., which leads on to a shaped lawn, flanked by high level fencing for privacy.

SERVICES

We understand that the property has the benefit of mains water, electricity and drainage. No services have been tested in any way.

TENURE

Freehold although purchasers must make their own enquiries via their solicitor.

LOCAL AUTHORITY

Shropshire Council, SY2 6ND. Tel: 0844 448 1644 . Council Tax Band 'E'.

VIEWINGS

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