



FOR SALE

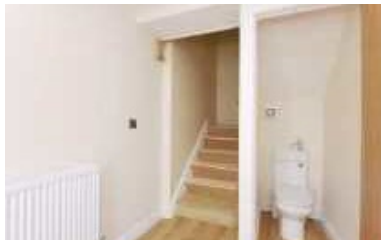
Asking price £275,000

Barn Four, Rye Bank Farm,
Nr Wem, Shropshire, SY4 5RA

This most attractive Barn Conversion that is nearing completion is situated in a quite beautiful rural location and is one of only four that will be available on the site, The property has double glazing, LPG radiator heating and there are parking bays and allocated visitor spaces. These properties are highly worthy of early inspection.



Wem (2 miles), Whitchurch (8 miles) and Shrewsbury (13 miles). All distances approximate.



- **Barn Conversion**
- **Nearing Completion**
- **Three Beds**
- **Kitchen With Appliances**
- **Parking**
- **Lovely Rural Location**

DESCRIPTION

A quality Barn Conversion being finished to a very high standard, nearing build completion that is situated in a quite beautiful rural location.

Being one of only four that will be available on the site, this impressive home has three bedrooms with en-suite to the master, a living room, a fully fitted kitchen/dining room with integrated appliances, full double glazing and LPG radiator central heating. There are parking bays and allocated visitor spaces.

LOCATION

The Barns are situated in an attractive and quiet rural setting in the heart of the noted North Shropshire countryside. Rye Bank is conveniently situated only 2 miles, or so, from the well known North Shropshire town of Wem which has an excellent range of local shopping, recreational and education facilities.

The larger centres, also, of Whitchurch and the county town of Shrewsbury are both within a short drive and have a more comprehensive range of amenities of all kinds.

ENTRANCE HALL

Double glazed entrance door, waterproof oak flooring, oak internal doors, stairs to the first floor with oak banister rails, door to the;

CLOAKROOM

Fitted with a low level WC, wall mounted wash basin, oak flooring.

LOUNGE

5.00m x 4.57m (16'5" x 15'0")

Two double glazed windows to front and rear elevations, two double radiators, TV and telephone points.

KITCHEN/DINING ROOM

5.11m x 2.84m (16'9" x 9'4")

Comprehensively fitted with a stainless steel sink with a mixer tap, inset into work surfaces incorporating a range of cream base, drawer and wall units, timber style splash backs, built-in stainless steel oven, LPG hob and cooker hood, built-in dishwasher, fridge and freezer, space and plumbing for a washing machine, under unit lighting, brushed steel electrical fittings, waterproof oak flooring, double glazed windows to the front and rear, double radiator, oak clad ceiling beam, TV point.

FIRST FLOOR

LANDING

High vaulted ceiling, oak doors to all rooms,

BEDROOM ONE

4.60m x 3.07m min 3.71m max (15'1" x 10'1" min 12'2" max)

Low level Double glazed window to the front, double radiator, inset exposed wall timbers, recessed area for hanging rails/drawer unit etc, TV point, door to the;

EN-SUITE SHOWER

Fitted shower enclosure, wash basin in contemporary unit having a vanity top and cupboard below, low level WC, chrome towel rail radiator, shaver point, spot lighting, extractor fan, waterproof oak flooring.



1 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



BEDROOM TWO

3.12m x 3.05m max (10'3" x 10'0" max)

Double glazed window to the rear with views, inset exposed wall timbers, double radiator, TV point.

BEDROOM THREE

2.82m min 3.96m max x 1.75m (9'3" min 13'0" max x 5'9")

Low level double glazed window to the front with views, inset exposed wall timbers, double radiator, TV point.

FAMILY BATHROOM

3.23m max x 1.63m (10'7" max x 5'4")

White contemporary suite comprising a 'P' shaped panelled bath, with plumbed in shower above, wash basin in unit with vanity top and cupboard below, low level WC with concealed cistern, splash wall coverings, chrome towel rail radiator, spot lighting, extractor fan and waterproof oak flooring.

OUTSIDE

The property enjoys a front courtyard garden area with allocated parking and visitor spaces together with a brick built storage barn. The complex is in the process of being landscaped and the LPG tanks are situated on site.

DIRECTIONS

Exit Whitchurch on the B5476 to Wem, proceed through the village of Tilstock, and pass the Dog and Bull public House on your right, proceed for another two miles and at the sign for Edstaston Church take a right turn. Pass the church on your right hand side and continue on this lane and as the road bears sharply to the left take bear right onto a lane, follow this road and you will come to the Barn Development after a short distance on the left



hand side as identified by our For Sale Boards.

AGENTS NOTE

Two of the photo's used on this property are indicative only, being the Lounge and the Cloakroom, and are for Barn 5 which is the adjacent property. Once this property is build complete, new photo's will be taken unless sold prior. These properties are almost finished and are expected to be build complete by the Autumn of 2018.

COUNCIL TAX

The Council Tax banding has not yet been assessed on these properties. Notification will be given when it is available. For further Council Tax details, contact Shropshire Council on 0345 6789002.

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage, we understand, is to a private system and heating is via LPG boiler to radiators with a storage tank located on site.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

VIEWING ARRANGEMENTS

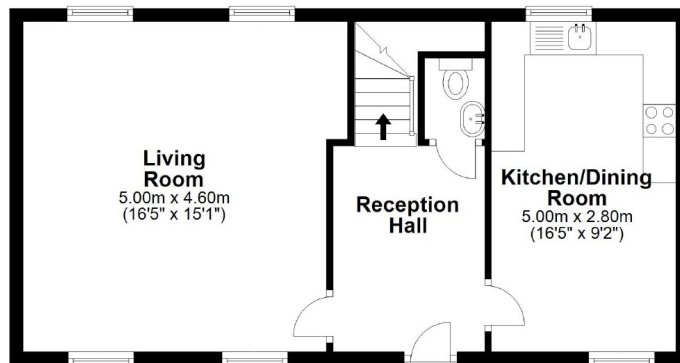
Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at www.rightmove.co.uk & Onthemarket.com WH0968

Barn Four, Rye Bank Farm, Nr Wem, Shropshire, SY4 5RA

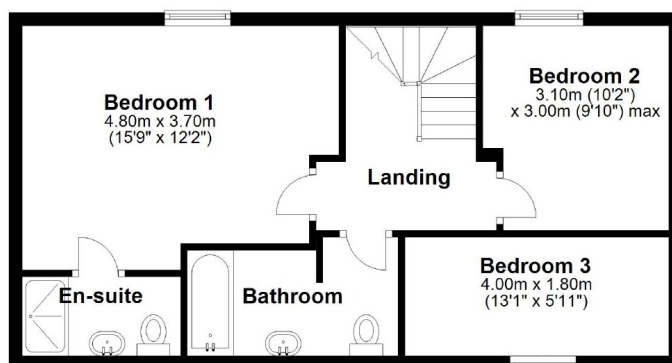
Ground Floor

Approx. 48.7 sq. metres (524.2 sq. feet)



First Floor

Approx. 49.0 sq. metres (527.0 sq. feet)



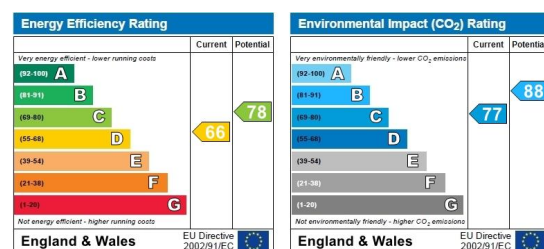
Total area: approx. 97.7 sq. metres (1051.2 sq. feet)

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.

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,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01948 663 230

Whitchurch office:

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E. whitchurch@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.