



FOR SALE

Offers in the region of £575,000

Little Moreton Farm, Moreton Street,
Prees, Shropshire, SY13 2EQ

A unique opportunity to own a most imposing five bedroom barn conversion, which includes a paddock, stables and a one bedroom attached annex that would make an ideal holiday let or rental. This lovely home stands in approximately one acre of grounds with the property itself offering approximately 3,600 sq' of living accommodation. We strongly advise early inspection to appreciate this excellent family home.



Wem 5.5 miles, Whitchurch 5.8 miles, Shrewsbury 16.3 miles, Telford 21 miles. All distances are approximate.



- **Superb Barn Conversion**
- **Beautifully Presented**
- **Architectural Features**
- **Four Bedrooms**
- **Stable & 0.5 Acre Paddock**
- **Edge Of Village Location**

DESCRIPTION

A most impressive four bedroom barn conversion, having many architectural features, coupled with contemporary fixtures and fittings. This fine home benefits from a one bedroom attached annex that could easily be used to generate a rental income.

The property also has oil fired central heating and double glazing throughout. There is also a small paddock and stables, together with parking and large gardens.

LOCATION

The property is located in a quiet position on the very edge of the village of Prees, which benefits from a village convenience store/post office, newsagents, a fantastic doctor's surgery/medical centre, a hairdressers, excellent recreational facilities, a church and a well respected primary school. Prees also benefits from a railway station on the Crewe line and has easy access to the A49 & A41 providing links to Whitchurch, Shrewsbury and Chester.

ENTRANCE HALL

5.79m 0.23m x 3.35m 0.18m (19' 9" x 11' 7")

Oak entrance door opens onto the amazing hallway, which has a solid oak staircase that leads up to a part galleried landing, both levels taking full advantage of the floor to ceiling windows to the rear, windows to the front, wall and ceiling beams, oak floor, wall lights, two tall radiators, under stairs cupboard.

LOUNGE

8.53m x 5.23m Overall (28'0" x 17'2" Overall)

The measurements of this room include the central brick fireplace and wood burner that serves both the lounge and the snug area to the rear, there are windows to the front and rear, timber flooring, fitted radiators, TV point, open plan to the 'Snug' area that has timber flooring, radiator, window to the rear, wall light and door to the;

OFFICE

4.88m 0.20m x 2.13m 0.20m (16' 8" x 7' 8")

With window to the front, radiator, fitted wall lights.

DINING ROOM

5.18m 0.10m x 5.18m 0.00m (17' 4" x 17' 0")

A lovely room with two windows to the front, corner brick inglenook fireplace with fitted multi fuel burner on a brick hearth and having a timber mantel, oak ceiling beams and King post, radiator, wall lights, timber door to the;

BREAKFAST KITCHEN

7.32m 0.10m x 6.10m 0.05m (24' 4" x 20' 2")

A most impressive farmhouse style kitchen comprising a composite sink unit with mixer tap, inset into work surfaces and having a range of bespoke oak base and wall units, brick recess housing a range cooker, fitted dishwasher, large island unit with breakfast bar, having oak top and basket drawers below, two tall cupboards, built-in fridge and a freezer, stone flooring, ceiling beams, radiator, windows to the front and rear and door to the rear garden. Door to the;

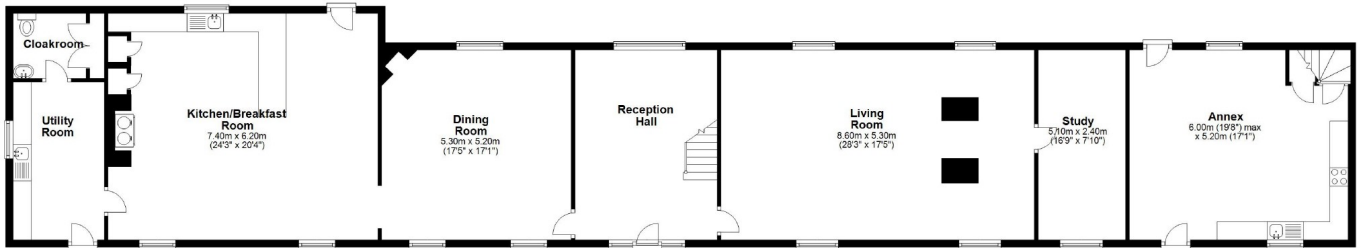
UTILITY

4.27m 0.05m x 2.13m 0.05m (14' 2" x 7' 2")

Timber door to the front, a ceramic sink, work surfaces, and having a range of base oak units, oil fired central heating boiler, space for washing machine and tumble dryer, stone flooring, window to side, door to the;



Ground Floor
Approx. 201.6 sq. metres (2166.6 sq. feet)



First Floor
Approx. 138.3 sq. metres (1488.6 sq. feet)



Total area: approx. 339.8 sq. metres (3657.2 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.



5 Reception
Room/s



5 Bedroom/s



4 Bath/Shower
Room/s



CLOAKS

1.52m 0.15m x 1.22m 0.23m (5' 6" x 4' 9")

Fitted with a WC, pedestal wash basin, built in double cupboard with hanging space and shelving, stone flooring and extractor fan.

FIRST FLOOR

LANDING

Windows to the rear on the galleried landing, oak balustrade, inset wall and ceiling beams, radiators, timber doors to all rooms.

BEDROOM ONE

5.18m 0.13m x 3.66m 0.10m (17' 5" x 12' 4")

Window to the front, further roof window, built in storage cupboard, oak beams, radiator, door to the;

EN-SUITE

3.96m 0.00m x 1.22m 0.23m (13' 0" x 4' 9")

Glass enclosure having a fitted Triton electric shower, pedestal wash basin with mixer tap, WC, steps up to a sunken bath, ceiling beam, radiator, extractor fan and stone flooring.

BEDROOM TWO

5.18m 0.05m x 3.66m 0.03m (17' 2" x 12' 1")

Window to the front, further roof window, two radiators, inset wall and ceiling beams.

BEDROOM THREE

3.96m 0.23m x 2.74m 0.10m (13' 9" x 9' 4")

Window to the front, radiator, inset wall and ceiling beams.

BEDROOM FOUR

3.96m 0.05m x 3.05m 0.05m (13' 2" x 10' 2")

Window to the front, radiator, inset wall and ceiling beams.

BATHROOM

3.66m 0.20m x 2.44m 0.00m (12' 8" x 8' 0")

Having a sunken floor level Jacuzzi bath, separate enclosure having a mains powered shower fitted, round wash basin with mixer tap on a wooden stand with storage and drawers below, WC, chrome towel rail radiator, tiled splash backs and ceramic tiled floor, extractor fan and ceiling beams.

ATTACHED ANNEX

LIVING ROOM/KITCHEN

4.88m 0.28m (narrowing to 3.66m 0.05m x 5.79m 0.10m (16' 11" (narrowing to 12' 2")" x 19' 4")

The lounge area has entrance door and window to front, radiator, wall lights, door to the stairs to the first floor. The kitchen is fitted with a sink with mixer tap inset into work surfaces, having a range of base cupboards, built in electric cooker and ceramic hob, space for washing machine, island unit with worktop over and cupboards below, tiled flooring and window to front.

FIRST FLOOR

BEDROOM

4.88m 0.25m x 3.96m 0.05m (16' 10" x 13' 2")

Window to the front with further roof window, inset wall and ceiling beams, oak flooring and radiator.

SHOWER ROOM

1.83m 0.05m (max)" x 1.22m 0.15m (6' 2" (max)" x 4' 6")

Fitted with a glass enclosure having a plumbed in mains shower fitted, pedestal wash basin with mixer tap, WC, tiled splash backs, radiator, extractor fan and ceiling beams.



OUTSIDE

FRONT GARDENS

The property is approached over a shared gravel drive leading to a turning area providing ample parking. The drive continues to the front of the barn and leads to side access to the rear.

REAR GARDENS

The large rear gardens have a spacious walled patio/entertaining area, a decent size lawn area having shrub borders. There is access to the small pony paddock to the rear and the stable and store room. The oil storage tank is situated in the rear garden.

STABLES

A timber built stable and store room on a concrete base.

PONY PADDOCK

Being approximately 0.5 of an acre and being fence enclosed.

DIRECTIONS

Leave Whitchurch on the A49 towards Shrewsbury and proceed for approximately 5 miles, turn right signposted Prees. Continue into the village and turn left opposite the village shop, continue up the bank and turn left into Moreton Street and follow the road past Primrose Lane and the property will be found on the left hand side up a

driveway and through a five bar gate as indicated by the for sale board.

COUNCIL TAX

The property is currently listed as a Band 'E' on the Council Tax Register with £2,078.00 Payable in the current year 2017-18. For confirmation of these figures and any other Council Tax questions, together with details from the planning office contact Shropshire Council on 0345 678 9002.

SERVICES

Mains water and electricity are connected, and drainage is to the main system via a pumping station. There is oil fired central heating. None of these services have been tested.

TENURE

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

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 and Onthemarket.com
WH1025

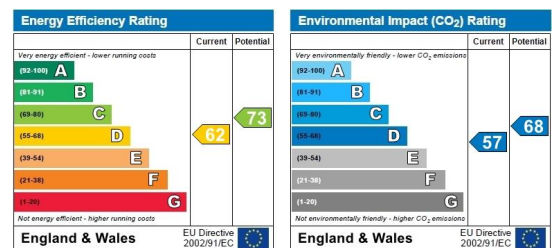
Little Moreton Farm, Moreton Street, Prees, Shropshire, SY13 2EQ



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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:
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