



FOR SALE

Asking price £299,995

Barn Four, Rye Bank Farm, Rye Bank,
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**
- **Beautifully Appointed**
- **Three Beds**
- **Kitchen With Appliances**
- **Parking**
- **Lovely Rural Location**

DESCRIPTION

A recently completed Barn Conversion 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

Oak entrance door, oak flooring, turning oak staircase to the first floor, radiator, half glazed oak internal doors to the kitchen/dining room and the lounge, oak door to the;

CLOAKROOM

Fitted with a low level WC, wash basin with mixer tap, oak flooring, extractor fan.

LOUNGE

4.78m x 4.55m (15'8" x 14'11")

A lovely room having double glazed window and doors to the rear, further double glazed window to the front having a lovely outlook, double radiator, TV and telephone points, oak clad central ceiling beam.

KITCHEN / DINING ROOM

4.78m x 3.25m (15'8" x 10'8")

A most attractive room comprising a stainless steel sink with a mixer tap, inset into timber work surfaces incorporating a range of base, drawer and wall units, timber style splash backs.

There is a built-in stainless steel oven, LPG hob and cooker hood with stainless steel splash panel, built-in dishwasher, fridge and freezer, space and plumbing for a washing machine, wall cupboard housing the LPG gas fired central heating boiler, brushed steel electrical fittings, waterproof oak flooring, double glazed windows to the front and side, double radiator, oak clad ceiling beam, TV point.

FIRST FLOOR LANDING

Part vaulted ceiling, oak doors to all rooms,

BEDROOM ONE

3.43m x 3.25m (11'3" x 10'8")

Double glazed window to the side, double radiator, decorative inset exposed wall timbers, door to the;

EN-SUITE

Fitted with a shower enclosure, wash basin in contemporary unit having a mixer tap and cupboard



1 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



below, low level WC, chrome towel rail radiator, shaver point, spot lighting, extractor fan, waterproof oak flooring.

BEDROOM TWO

4.52m x 2.34m (14'10" x 7'8")

Double glazed roof window to the front with views, decorative inset wall timbers, double radiator, TV point.

BEDROOM THREE

4.52m x 2.31m (14'10" x 7'7")

Double glazed low level window to the rear, decorative inset wall timbers, radiator, TV point.

FAMILY BATHROOM

White contemporary suite comprising a panelled bath, with plumbed in shower above and glass splash screen, wash basin in unit with mixer tap and cupboard below, low level WC, tiled splash backs, chrome towel rail radiator, spot lighting, extractor fan and waterproof oak flooring.

OUTSIDE

To the front there is a paved seating area with shaped lawn beyond, and two parking spaces. There are open countryside views to the front. There is a brick built storage barn detached in a block close by.

The complex is presently in the process of being landscaped and the LPG tanks are situated on site a short distance from the property.

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

These properties are almost finished and are expected to be build complete by the early Spring 2019.

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.

TENURE

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

VIEWING ARRANGEMENTS

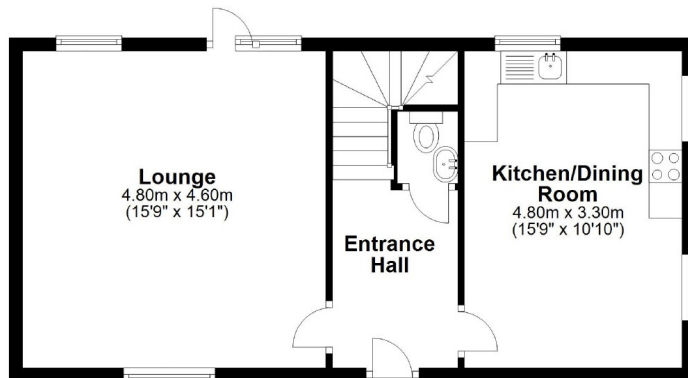
Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at www.rightmove.co.uk & Onthemarket.com WH0966

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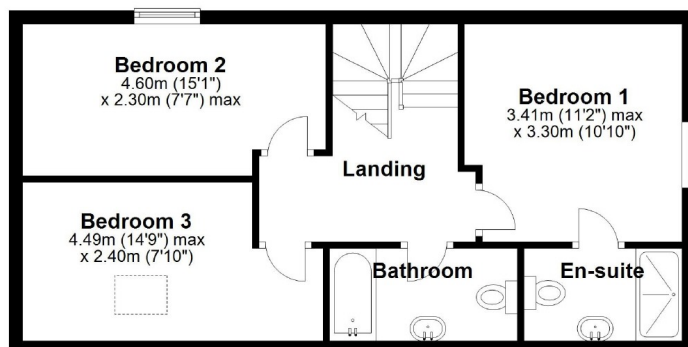
Ground Floor

Approx. 48.0 sq. metres (516.7 sq. feet)



First Floor

Approx. 48.5 sq. metres (522.5 sq. feet)



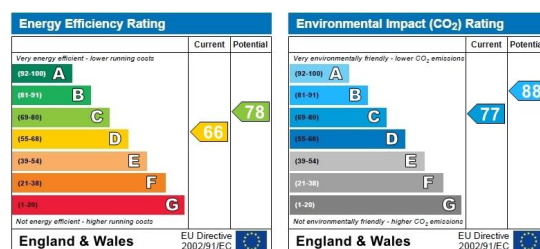
Total area: approx. 96.5 sq. metres (1039.2 sq. feet)

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



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