



FOR SALE

Offers in the region of £295,000

River Barn, 5 Lee Bridge Barns,
Lee Brockhurst, SY4 5QG

A most desirable and attractively appointed semi-detached barn conversion of character with generous accommodation, garden and garage on a unique development with communal grounds to the river Roden.



Mileages; Shrewsbury 10.5 miles, Wem 4.2 miles, Whitchurch 10.2 miles, Telford 21.3 miles
(All distances approximate)



- Sought after rural location
- Spacious accommodation
- Character and Charm
- Private Garden
- Garage & Driveway Parking
- Oil fired central heating

DIRECTIONS

From Shrewsbury proceed north along the A49 through the villages of Hadnall and Preston Brockhurst. Continue past the left turning signposted Wem and after approximately 1 mile head down into a dip in the road and take the left turn signposted Lee Brockhurst. Head over the bridge and the development will be seen on the left hand side, take the first turning left into the development and River Barn is first on the right.

SITUATION

The barn conversion is attractively positioned on this popular and unique development with access to the developments frontage onto the river Roden with its beautiful communal grass bank, offering a lovely setting for picnics or simply as an amenity area. Wem offers a good range of amenities including schools, shops and a rail service. To the south lies Shrewsbury with its comprehensive modern shopping centres and extensive social and leisure facilities. Commuters are well placed to a number of commercial centres including Telford, Wolverhampton, The Potteries, Whitchurch and Crewe.

DESCRIPTION

River Barn is a most attractive and desirable semi-detached barn conversion with charm and character. The property boasts numerous features including a wealth of exposed beams, brick walling and some sand stone. To the ground floor is a spacious kitchen diner, living room with log burning stove and separate utility room which has a guest WC. To the

first floor there are three bedrooms with the master benefitting from an en-suite shower room and the remaining two served by the family bathroom. Outside there is ample driveway parking, together with a garage with power and light. To the rear of the property is a well maintained garden offering lawns with well stocked herbaceous beds, borders and patio.

ACCOMMODATION

Twin panelled doors lead into:

KITCHEN/DINER

5.33m x 4.24m (17'6" x 13'11")

Attractive blue brick flooring and providing a range of soft close eye and base level units comprising of cupboards and drawers with solid woodwork surface over. Twin eye level glass fronted display cabinets, part tiled walls, integral fridge freezer, integral dishwasher, further solid wood worktop with storage cupboards under and incorporating a one and half bowl Belfast sink unit and drainer with mixer tap over, electric Belling cooker with double oven and grill and 5-ring hob, fitted filter hood. Under cupboard lighting and twin glazed french doors leading to rear gardens.

INNER HALL

With blue brick flooring and built in understair storage cupboard. Door to:

LIVING ROOM

5.33m x 4.42m (17'6" x 14'6")

With oak boarded flooring, exposed beams to ceiling, appealing exposed sandstone and brick work. Stone hearth housing a log burning stove, inset ceiling spotlights and twin glazed french doors with attractive aspect.

UTILITY

1.88m x 1.68m (6'2" x 5'6")

With blue brick flooring, fitted solid wood worktop with storage cupboard under, space and plumbing for washing machine, WORCESTER oil fired central heating boiler system, part tiled walls, low level WC and extractor fan. From the



1 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



inner hallway a staircase rises to:

FIRST FLOOR LANDING

With vaulted ceiling, exposed beams and doors to:

BEDROOM 1

4.37m x 3.23m (14'4" x 10'7")

With access to loft space, window with attractive aspect, access door leading to staircase to rear garden. Door to:

ENSUITE SHOWER ROOM

Fitted with a white suite comprising low level WC, pedestal wash hand basin and shower cubicle with mains fed shower and sliding splash screen. Shaving light.

BEDROOM 2

4.09m x 2.64m (13'5" x 8'8")

With exposed wall and ceiling timbers and vaulted ceiling.

BEDROOM 3

3.53m x 2.69m (11'7" x 8'10")

With further exposed beams to vaulted ceiling, a range of built in wardrobes with oak doors and overhead storage cupboards.

BATHROOM

Providing a white suite comprising of low level WC, pedestal wash hand basin and panelled bath, part tiled walls, shaving light.

OUTSIDE

The property is approached over a shared gravelled driveway which in turn leads to a private gravelled parking area with space for 3 vehicles. The property also benefits from a garage which is positioned in a block of 3 with further parking to the front.

GARAGE

5.69m x 2.36m (18'8" x 7'9")

With twin timber entrance doors, part boarded eaves storage area, power and light points.

THE GARDENS

The gardens are predominantly located to the rear of the barn and these comprise a natural stone patio/sun terrace together with a neatly manicured lawn with stocked surrounding herbaceous beds and border containing a number of shrubs and plants. External cold water tap.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale. Carpets included in the sale of the property.

SERVICES

Mains water and electricity are understood to be connected. Drainage is a shared drainage treatment plant with Eco friendly reed bed system. Oil fired central heating. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, Council Tax Band 'D'.

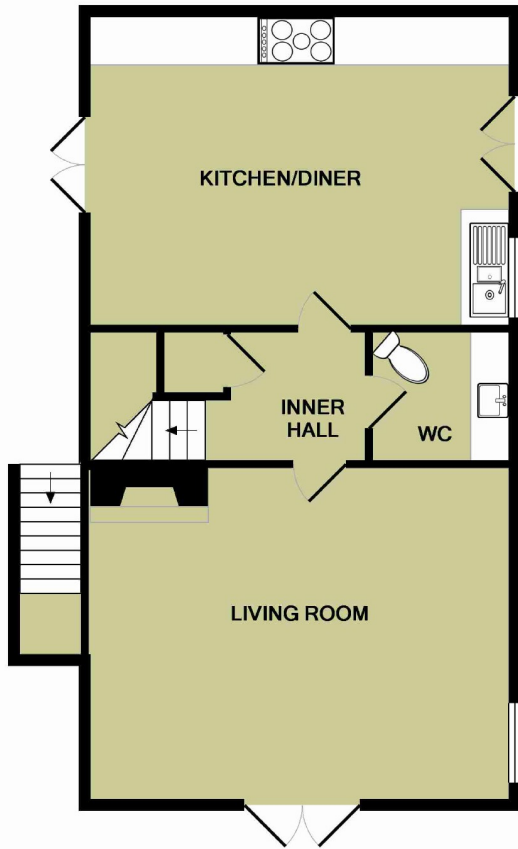
TENURE

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

VIEWINGS

Halls, T: 01743 236444.

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GROUND FLOOR



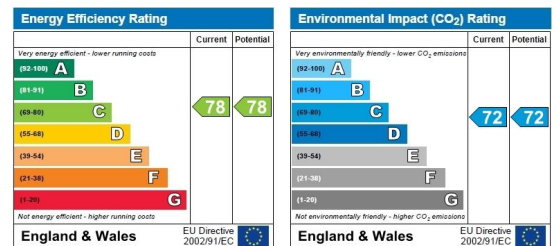
1ST FLOOR

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who is authorised and regulated by the FSA. 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



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