



Ashky Barn, Lea Cross, Shrewsbury, SY5 8HR

A highly individual newly completed Grade II listed detached barn conversion (please note this property is not part of a complex of barn conversions) which has been converted to an extremely high standard offering a wealth of character features providing extensive adaptable accommodation comprising: entrance vestibule, sitting room, open plan kitchen/breakfast room leading into large family room/dining room, ground floor master bedroom with en-suite shower room, further double bedroom with en-suite above, utility room, separate bedroom wing with two further double bedrooms and family bathroom. There is also a first floor home office/studio approached from external staircase which could also be used as a potential fifth bedroom.

The property has a wealth of exposed timbers and character with large vaulted ceilings to all the principle reception rooms together with the benefits of mains gas central heating (underfloor to ground floor and radiator to first floor), wood framed double glazing throughout, together with detached double garage block incorporating workshop and WC, all set in good sized landscaped gardens laid to lawn section together with large central courtyard, lovely fitted kitchen with granite worktops and Fisher and Paykal built-in gas hob and dual ovens and extractor. Dishwasher, full length fridge and with freezer also built in.

The property is conveniently situated between the villages of Pontesbury and Hanwood approximately six miles southwest from Shrewsbury Town.

EARLY INSPECTION IS RECOMMENDED to appreciate the individuality and character of the property.

Offers in the region of £559,950

To view this property call 01743 343 343

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ACCOMMODATION COMPRISING: (All measurements are approximate)

Glazed and wooden service door leads to:

ENTRANCE VESTIBULE 6'4 x 4'9 (1.93m x 1.45m)

With ceramic tiled flooring, central light point, solid wooden door gives access to large open plan kitchen/breakfast room leading through to family/dining room:

KITCHEN/BREAKFAST ROOM 21'7 x 13'5 (6.58m x 4.09m)

With range of modern contemporary units comprising: one and a half bowl sink unit incorporating mixer tap with filtered water and boiling water feature set into solid granite work surfaces extending to two wall sections with further peninsula worksurface/breakfast bar, extensive range of cupboards and drawers under incorporating wine rack, granite splashbacks above, Fisher and Paykel ceramic five ring gas hob with granite splashback and built-in extractor hood above, duel Fisher and Paykel electric ovens below, built-in dishwasher, full length fridge with built-in freezer along side, good range of eye level cupboards, wood effect contemporary tiled flooring with underfloor heating and individually zoned thermostat control, vaulted ceiling with exposed timbers, two central light points, extensive power points, TV aerial socket, wood framed double glazed window overlooking gardens to one side with service door along side, further fully length windows to the other side of the room incorporating double French doors leading into large central courtyard. Kitchen/breakfast room opens up into:

FAMILY/DINING ROOM 23'8 x 17'3 (7.21m x 5.26m)

With contemporary wood effect tiled flooring with underfloor heating with zoned thermostat control, vaulted ceiling with wealth of exposed wall and ceiling timbers, two central light points, power points, TV aerial socket, two high level double glazed sky lights with further feature high level window to the rear, glazed and wooden double glazed double French doors leading to large central courtyard gardens with full length double glazed window set to either side. From family room/dining room, feature beamed archway leads to:

SITTING ROOM 17' x 13'3 (5.18m x 4.04m)

With contemporary free standing log burner set on quarry tiled hearth, underfloor heating with zoned central heating thermostat control, ample power points, TV aerial socket, vaulted ceiling with wealth of exposed timbers, wood framed double glazed windows to the side overlooking courtyard gardens with further high level double glazed sky light. From sitting room, small archway leading to:

SMALL INNER HALLWAY

With built-in cylinder cupboard enclosing factory lagged cylinder with central heating timing controls. Inner hallway gives access to:

BEDROOM ONE (Ground Floor) 13'8 x 10'5 (4.17m x 3.18m)

With underfloor heating with zoned thermostat control, wealth of timbers to one wall, range of recessed spot lights, power points, TV aerial socket, wood framed double glazed windows overlooking courtyard gardens, door to:

EN-SUITE SHOWER ROOM

Fitted with contemporary suite comprising fully tiled shower cubicle with glazed pivot door, wall mounted vanity wash basin, low level flush WC, half tiled to WC and wash basin areas, limestone effect tiled flooring, range of recessed spot lights, extractor fan, wall mounted light and shaver socket.

From small inner hallway, staircase leads to:

BEDROOM TWO 13'11 x 10' (4.24m x 3.05m)

With radiator, wealth of exposed timbers, central spot light rack, power points, TV aerial socket, two double glazed sky light to the side, door to built-in storage cupboard/wardrobe, door to:

EN-SUITE SHOWER ROOM

Fitted with fully tiled shower cubicle with glazed pivot door, wall mounted vanity hand basin, low level flush WC, half tiled to WC and wash basin area, limestone effect tiled flooring, radiator, range of recessed spot lights, extractor fan, wall mounted light and shaver socket.

From entrance vestibule, door gives access to:

UTILITY ROOM 11'10 x 7'1 (3.61m x 2.16m)

With range of units comprising granite effect laminate work surface with single drainer sink unit inset, range of cupboards below and tiled splash above, fully length storage cupboard, range of eye level cupboards along side, ceramic tiled flooring with underfloor heating, extractor fan, range of recessed spot lights, power points, wall mounted gas fired boiler supplying domestic hot water and central heating, wood framed window overlooking courtyard, further double glazed sky light.

GROUND FLOOR BEDROOM WING

With good size HALLWAY with under floor heating, double glazed windows overlooking large courtyard gardens, power points, door to built-in secondary airing cupboard with lagged cylinder supplying domestic hot water to the bedroom wing.

BEDROOM THREE 15' x 11'1 (4.57m x 3.38m)

With underfloor heating, with zoned thermostat control, ceiling timbers, recessed spot lights, power points, TV aerial socket, deep sill to wood framed window overlooking large courtyard gardens, service door along side again giving access to courtyard gardens.

BEROOM FOUR 14'7 x 8'5 (4.45m x 2.57m)

With underfloor heating with zoned central heating thermostat control, power and lighting points, TV aerial socket, range of recessed spot lights, double glazed sky light to the side.

FAMILY BATHROOM

Fitted with contemporary suite comprising P shaped panelled bath with shower attachment and glazed side screen, fully tiled to bath area, vanity wash hand basin with tiled splash, light and shaver socket above, built-in storage cupboard below, low level flush WC, ceramic tiled flooring, range of recessed spot lights, wall mounted electric heated towel rail, underfloor heating, extractor fan.

STUDY/STUDIO 16'6 x 12'9 (5.03m x 3.89m)

This room is accessed from an external staircase leading up from the courtyard gardens with contemporary wood effect laminate flooring, wealth of power points, TV aerial socket, telephone socket, range of recessed spot lights, large wood framed window enjoying outlooks over fields, two radiators.

GARDENS AND GROUNDS

The property is approached through a five bar wooden gate onto good size gravelled parking and turning area, giving access to:

BRICK BUILT DOUBLE GARAGE BLOCK 20'4 x 11'4 per half of block (6.20m x 3.45m per half of block)

With double wooden doors. One half of the block is a conventional garage and the other has a built-in work bench, sink unit and WC set to one corner with wood effect laminate floor and would lend itself to a work shop with service door to the side, power and lighting points to both sections of the garage.

Gardens are split into two main areas. The first area is laid to good sized lawns with paved pathway intersecting giving access to paved sun patio, and entrance vestibule, range of outside lights to both the house and the garage, two outside water taps, outside power point, further large courtyard gardens situated to the other side of the property enclosed on three sides by the barn itself with range of outside lights and outside power points, further gravelled path set to one side of the property links the two gardens areas to each other.

EPC Rating: N/A

Contact Agents for more details.

Directions

From Shrewsbury take the A488 Bishops Castle road, continue on through the village of Hanwood. On reaching Lea Cross turn right and the driveway for the property is after a short distance on the left hand side indicated by a For Sale sign.



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