

Roger Parry & Partners



Directions: From Shrewsbury; take the A528 Ellesmere Road. On reaching Harmer Hill turn left signposted Ellesmere and continue out of the village, taking the first lane on the right-hand side signposted Newton-On-The-Hill. Continue up the lane into the hamlet and the barn is situated on the left-hand side indicated by a For Sale board.

Thinking of selling or letting your property?

Contact us now for **free** pre-selling advice or to arrange your **free**, no obligation market valuation

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The Steading, Newton-On-The Hill, Harmer Hill, Wem, SY4 3EH

EARLY INSPECTION RECOMMENDED

Asking Price - £675,000

A truly spectacular detached newly converted barn conversion providing extensive and spacious contemporary single-storey accommodation briefly comprising; entrance hall, large open plan sitting room with log burner, open plan kitchen diner, study, large utility/boot room, boiler room/cloakroom, WC and cloaks. There are five double bedrooms in total. The master bedroom has an en-suite shower room, bedrooms two and three have a Jack and Jill shared en-suite shower room. There is also a large family bathroom with separate shower

The property is set in good sized gardens enjoying lovely elevated views over open countryside and has the benefit of double garage, propane gas central heating and double glazing throughout. The property has been converted to an extremely high standard with quality fittings throughout.

The hamlet of Newton-on-the-Hill occupies an elevated position surrounded by beautiful countryside located less than a mile from the village of Harmer Hill, with Shrewsbury town centre approximately a fifteen-minute drive.

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Important notice to all prospective purchasers - Property Misrepresentations Act 1991

Any central heating, electrical, plumbing installation or other appliances mentioned in these details have not been tested. Pre-contract surveys are advised prior to exchange of contracts. All measurements are approximate.

Whilst Roger Parry & Partners endeavour to provide prospective clients with accurate yet informative sales particulars, descriptions of many features of any given property are of a subjective and personal nature. We advise prospective purchasers to contact us to discuss the property's suitability prior to viewing, particularly if travelling a distance to view. Roger Parry & Partners for themselves, and the vendor of this property whose agents they are, give notice that these particulars do not constitute in any part an offer or contract. All statements herein are made without responsibility on the part of Roger Parry & Partners, or the vendor, and must not be relied upon as a statement or representative of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars.

**ACCOMMODATION COMPRISING:
(All measurements are approximate)**

Glazed and wooden front door with full length side screens to either side into;

**RECEPTION HALL
9'8 x 7'4 (2.95m x 2.24m)**

With slate effect ceramic flooring, feature beam, under floor heating and power points.

Door to;

**BOILER ROOM/CLOAKROOM
7'9 x 5'0 (2.36m x 1.52m)**

With ceramic tiled flooring, gas boiler supplying the domestic hot water and central heating, hot water cylinder and power and lighting points.

From reception hall, glazed and wooden double doors open on to large open plan living area.

**SITTING ROOM
25'5 x 18'8 (7.75m x 5.69m)**

With wooden flooring, underfloor heating, vaulted ceilings with exposed timbers, stone hearth with contemporary log burner with exposed brick work above, an extensive range of power points, TV aerial sockets, range of spot lights, wood framed double glazed windows overlooking the courtyard gardens and two double glazed skylights.

**KITCHEN/DINING AREA
25'2 x 19'4 (7.67m x 5.89m)**

With wooden flooring with underfloor heating, luxury fitted kitchen with stainless steel sink unit set into central island unit with built in dishwasher and range of base units, built in Rangemaster cooking range with six ring electric hob unit, double oven, grill and warming tray below, splash back and large stainless-steel extractor hood above. Solid wooden worktop extends to 3 wall sections with an extensive range of cupboards and base units below, and a range of eye level cupboards above incorporating

display cabinets. Vaulted ceilings with exposed timbers, extensive range of power and lighting points, two sets of double French doors with full length windows either side leading to main gardens enjoying outstanding open outlooks over the countryside beyond.

From kitchen/dining area, door to;

STUDY

With underfloor heating, wooden flooring, exposed timbers, power and lighting points, double French doors with full length windows alongside leading to gardens enjoying lovely elevated views beyond.

Door to;

**UTILITY/BOOT ROOM
14'6 x 7'2 (4.42m x 2.18m)**

With underfloor heating, ceramic slate effect tiled flooring, range of units, double glazed skylight and power and lighting points.

Further glazed and wooden door gives access to small inner hallway leading to;

DOWNSTAIRS CLOAKROOM

With white suite, skylight, ceramic tiled flooring, underfloor heating and lighting points.

Hardwood door gives access to large inner corridor, giving access to bedroom accommodation with underfloor heating, exposed timbers, range of lighting and power points, door to linen cupboard with cylinder and manifold for underfloor heating and double-glazed windows to the rear.

**MASTER BEDROOM
17'7 x 16'10 max (5.36m x 5.13m max)**

With underfloor heating, carpets to be fitted, exposed timbers with vaulted ceiling, extensive range of built in wardrobes, power and lighting points, TV aerial sockets and telephone sockets.

Door to;

**ENSUITE SHOWER ROOM
7'4 x 6'0 (2.24m x 1.83m)**

Fitted with large shower cubicle, WC and wash basin, underfloor heating, wall mounted light, shaver and mirror unit and double-glazed skylight.

**BEDROOM TWO
14'3 x 11'3 (4.34m x 3.43m)**

Carpeting to be fitted, underfloor heating, power and lighting points, vaulted ceiling with exposed timbers, double glazed wood framed double french doors with matching windows alongside enjoying lovely views over gardens with fields and countryside beyond.

Door to;

JACK AND JILL ENSUITE SHOWER ROOM (SHARED WITH BEDROOM THREE)

Underfloor heating, fully tiled shower cubicle with glazed sliding doors, vanity wash hand basin, low level flush WC, wood effect ceramic tiled flooring, double glazed window skylight, wall mounted light and mirror unit.

**BEDROOM THREE
13'6 x 11'4 (4.11m x 3.45m)**

With underfloor heating, carpets to be fitted, exposed timbers to vaulted ceiling, power and lighting points, wood framed double glazed window enjoying lovely open outlooks over gardens and views over the countryside beyond. Door to jack and jill en-suite shower room.

**BEDROOM FOUR
13'7 x 11'0 max (4.14m x 3.35m max)**

With underfloor heating, carpets to be fitted, power and lighting points, window to the front enjoying views over the gardens and open countryside.

**BEDROOM FIVE 1
3'7 x 11'4 (4.14m x 3.45m)**

With underfloor heating, carpets to be fitted, power and lighting points, vaulted ceiling

with exposed timbers, wood sill to wood framed double glazed windows enjoying lovely open outlooks.

**FAMILY BATHROOM
11'0 x 6'10 (3.35m x 2.08m)**

Fitted with four piece modern contemporary suite comprising; one panelled bath, vanity wash hand basin with range of drawers under, mirror and lighting shaver socket above, low level flush WC, fully tiled shower cubicle with glazed sliding doors, underfloor heating with wood effect ceramic tiling, double glazed skylight, range of recessed spot lights and extractor fan.

OUTSIDE

The property is approached over shared gravelled driveway giving access to just two neighbouring barn conversions, leading on to large gravelled parking and turning area giving access to;

ATTACHED TIMBER CONSTRUCTED DOUBLE GARAGE 19'4 x 19'0 (5.89m x 5.79m)

With two up and over doors, concrete floor, power and lighting points and useful eaves storage space.

Paved pathway extends along the front of the property giving access to the front door.

GARDENS

These are situated mainly to the front of the property and enjoy lovely open views over the surrounding fields and countryside, laid to extensive lawns with large paved areas, accessed from the dining and kitchen areas, study, master bedroom and bedroom five and enclosed by mature brick walling to one side and fencing to the remainder. Further courtyard gardens are situated to the rear laid to large paved area and enclosed by a variety of sandstone walling and close board fencing.

SAP Rating: D (For a full copy of the certificate please contact agents)

