



Roger Parry & Partners



Directions:

From Shrewsbury take the A49 south via Bayston Hill and Dorrington and then take the first left towards Longnor and Frodesley. At the crossroads turn left and then at the next crossroads turn right into Frodesley, continue for approximately 0.25 of a mile and the private lane leading to the barns is located on the left hand side indicated by a for sale board.

3 Frodesley Hall Farm Barns, Frodesley, Dorrington, SY5 7HF

Inspection highly recommended

Offers in the region of £400,000

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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An extremely spacious modernised Grade II Listed four bedroom terraced barn conversion with the benefits of three bath/shower rooms, LP gas fired central heating, wood framed double glazing, gardens to front and rear, and parking for numerous vehicles. The property occupies a lovely semi-rural position in this small village but is easily accessible to the A49.

The well presented accommodation includes many period features and refinements and briefly comprises; reception hall, cloaks/WC, magnificent living room with large mezzanine above, very large L-shaped kitchen/dining room which has just been re-fitted, four bedrooms, two en-suite shower rooms, and family bathroom.

INSPECTION HIGHLY RECOMMENDED.



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.

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

Solid wood stained wide front door opening into;

RECEPTION HALL 8'0 X 7'7 (2.44m x 2.31m)

With stone flagged floor, radiator, high level exposed timbers, downlighters. Wood braced doors give access to;



CLOAKROOM/DOWNSTAIRS WC

With white suite comprising low level WC, wall mounted hand basin. Radiator, ceramic tiled floor, extractor.



SUPERB LIVING ROOM 27'6 X 18' (8.38m x 5.49m)

With pine boarded floor, high level apex ceiling with exposed beams and trusses, wall lighting points, three double radiators, two double glazed roof lights, high level spotlighting, exposed brickwork to one wall, two double glazed windows to front, downlighters, feature wrought iron spiral staircase giving access up to;



MEZZANINE GALLERY 17'6 X 10'3 (5.33m x 3.12m)

With pine boarded floor, reduced headroom, exposed purlins and rafters with further pine boarding, wall lights,

spotlights, double glazed roof light, balustrade providing galleried view down over the living room.



SPLENDID RE-FITTED L-SHAPED KITCHEN/DINING ROOM 21'9 X 18' (6.63m x 5.49m)

With extensive ranges of wood effect laminate works surfaces with attractive grey contemporary Shaker style under cupboards and drawers, incorporating inset white vitreous enamel single drainer 1 ¼ bowl sink unit with mixer taps, Stoves brushed steel cooking range with seven LP gas rings, two ovens and warming tray, large Stoves brushed steel extractor canopy above. Built-in refrigerator and freezer, built-in dishwasher, ranges of matching eye level wall cupboards and glazed china display cupboards. Terracotta style ceramic tiled floor, high level ceiling with exposed timbers, extractor, extensive tiled splash areas, chandelier style ceiling lights, double glazed French door to the rear garden, windows to front and rear, large double radiator, wall mounted Worcester gas fired combination boiler, digital central heating programmer.



From the living room access through to;

LARGE INNER HALLWAY 12'0 X 11'4 (3.66m x 3.45m)

With downlighters, double radiator, door giving access to;

FAMILY BATHROOM

With large free-standing roll top bath with chromium style mixer taps and shower attachment, hand basin, low level WC, tiled corner shower cubicle with curved style doors and chromium style shower unit. Marble tiled floor, extractor, downlighters, chromium style ladder towel rail/radiator.



Further large inner hallway with downlighters, radiator, and doors giving access to;

GROUND FLOOR BEDROOM TWO 17' X 11'2 including en-suite (5.18m x 3.40m)

With radiator, window to front, door leading into;



EN-SUITE SHOWER ROOM

With three piece white suite comprising; pedestal hand basin, low level WC, walk-in tiled shower cubicle with curved style door and chromium style mixer unit. Ceramic tiled floor, chromium style ladder heated towel rail/radiator, extractor, downlighters.

BEDROOM THREE 13' X 10'6 (3.96m x 3.20m)

With radiator, window to front.

BEDROOM FOUR 13'0 X 11'3 maximum overall (3.96m x 3.43m maximum overall)

With radiator, window to front.

From large inner hall an attractive staircase ascends to the;

MASTER BEDROOM 15'6 X 11'9 maximum overall (4.72m x 3.58m maximum overall)

With double glazed roof light, exposed timbers, double radiator, downlighters, braced timber door leading into;



EN-SUITE SHOWER ROOM

With three-piece white suite comprising; walk-in tiled shower cubicle with curved sliding door and chromium style mixer unit, pedestal hand basin, low level WC. Marble tiled floor, chromium style ladder towel rail/radiator, downlighters, wall light, extractor, exposed timbers.



OUTSIDE

FRONT

The property is approached over a private driveway and at the end of the driveway onto a large gravelled front forecourt/parking area which will accommodate several vehicles, bounded to one side by post and wire fencing, and lawned area. Immediately to the front of the property is a semi-circular brick paviour area, external meter cupboard, outside lighting point, post box

REAR

To the rear is a good size garden area laid to lawn flanked to either side by post and wire fencing, and to the rear by established wall with five bar gate giving access from the other end of the private driveway. Paved patio area, timber and felt, external store.

EPC Rating: D

For a full copy of the Energy Performance Certificate please contact agent.