





3 Manor Farm Barns, Leebotwood, Church Stretton, Shropshire, SY6 6NA
£480,000

This spacious barn conversion is part of a small development of just 5 barn conversions and 3 new build properties together with the original period farmhouse and adjoining cottage. The barn has a wealth of exposed timber with vaulted ceilings to the reception hall and bedrooms. The accommodation briefly comprises a reception hall, downstairs cloakroom/WC, sitting room with a large ornamental Inglenook fireplace, dining room, large kitchen/breakfast room and a good sized utility/boot room. Upstairs there are two large double rooms both with ensuite shower rooms plus two single bedrooms and family bathroom. The property is set in generous garden to the rear and side and double garage set in block a short distance away with further parking for up to four cars in front of it. The property has the benefit of mains gas heating and wood double glazing and occupies a central location in the village which is a short drive from the neighbouring towns of Shrewsbury and Church Stretton.



Wooden door with double glazed panel inset and double glazed wood framed window alongside leading to:

Reception Hall

With solid wood flooring, radiator, power points, range of recessed spotlights, useful stairs storage cupboard, feature oak staircase leading to 1st floor.

Door to:

Downstairs W/C

With pedestal wash basin, WC, radiator, solid wood flooring, cloaks rack, double glazed opaque glass window to the front.

From Reception Hall door to:

Sitting Room

With feature ornamental Inglenook style fireplace with raised ceramic tiled hearth and feature beam above, solid wooden flooring, feature beams to ceiling, power and lighting points, TV aerial socket, double glazed windows to the front. Two sets of double French doors leading to private rear gardens

Dining Room

With radiator, solid wood flooring, feature beams, power and lighting points, wood framed double glazed window to the rear.

Kitchen/ Breakfast Room

With range of wooden shaker style units with granite worktops, built-in Belfast style sink, built-in dishwasher and fridge, cooking range with stainless steel extractor hood above, extensive range of eye-level cupboards incorporating display shelving feature. Feature beams to ceiling, ceramic tiled flooring, range of recessed spotlights, radiator, wood framed double glazed window overlooking side garden. Double doors leading to gardens to the rear.

Door to:

Utility

With range of matching units with granite worktops and tile splash, Belfast style sink, range of eye-level cupboards, wood flooring, radiator, power and lighting points, service door to the side.

From Reception Hall, feature staircase leads to:

Landing

With vaulted ceiling and exposed timbers, double glazed skylights to the front, radiator, power and lighting points.

Landing gives access to bedroom accommodation comprising:

Bedroom One

Incorporating small dressing area with two radiators, power and lighting points, vaulted ceiling with feature beams. TV aerial socket, double glazed wood framed windows to the front and rear.

Ensuite Shower Room

With enclosed shower cubicle with pivot door, wash basin, WC, ceramic tiled flooring, fully tiled to bath area, half tiled to remaining wall sections, radiator, extractor fan, wood framed double glazed opaque glass window to the front.

Bedroom Two

With radiator, power and lighting points, vaulted ceiling and feature beams to ceiling and walls, wood framed double glazed windows to the side and rear.

Ensuite Shower Room

Fitted with corner shower cubicle with sliding doors, double wash basins set to marble effect top with storage cupboard under, WC, ceramic tiled flooring, fully tiled to shower enclosure, half tiled to remaining wall sections, extractor fan, wood framed double glazed skylight to the side.

Bedroom Three

Radiator, power and lighting points, double glazed to the rear.

Bedroom Four

With radiator, power and lighting points, double glazed skylight to the rear.

Family Bathroom

Fitted with white suite comprising p-shaped bath with fitted shower and glazed sightcreen, WC, and wash basin. Ceramic tiled flooring, extractor fan, double glazed skylight to the front

Outside Front

The property is approached over pedestrian paved pathway with the lawn set to be the side, outside light, separate vehicle access lead to:

Double Garage

With off-road parking for up to four cars to the front. Two up and over doors, concrete floor, power and light point, service door to the rear.

Rear Gardens

From French doors of sitting room and kitchen breakfast room: large paved patio which extends across the width of the property enclosed by wicker fencing, leading out onto large terraced lawns which extend to the side of the property and run an extremely good sized enclosed variety of wooden fencing range outside lights, outside water.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and are connected. There is a shared sewerage system. We understand the Broadband Download Speed is: Basic 13 Mbps & Superfast 70 Mbps. Mobile Service: Likely/ Limited. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is F. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

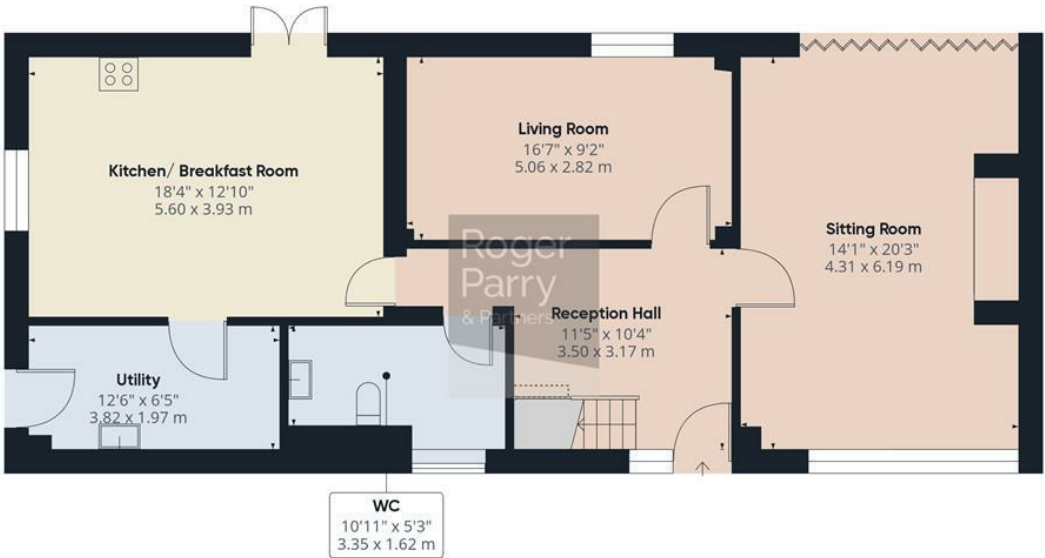
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

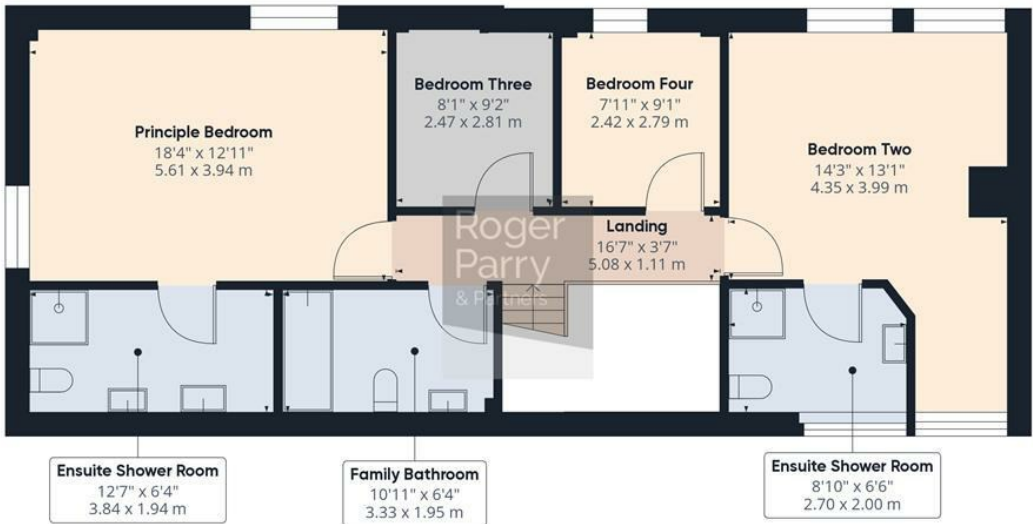
Agents Notes

The property shares a private sewerage system with the rest of the site. The vendors inform us that the annual cost for maintenance, including emptying, electricity for operation, and environmental service discharge, is approximately £360. We would advise asking your solicitor to check these details before signing contracts.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

1836.77 ft²
170.64 m²

Reduced headroom

1.55 ft²
0.14 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority: Shropshire County Council

Council Tax Band: F

EPC Rating: B

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Shrewsbury take the A49 south Travel through Dorrington on reaching Leebotwood continue into the centre of the village turning left after the bridge (before you get to the turning for Cardington) continue down the drive and No 3 is the central property of the I shaped range of barn conversions.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.