





2 Manor Farm Barns Leebotwood, Church Stretton, SY6 6NA
Offers In The Region Of £435,000

This well presented and deceptively spacious four bedroom barn conversion is part of a small development located in the sought after village of Leebotwood.

The accommodation briefly comprises of reception hall, downstairs cloakroom/WC, sitting room with a large ornamental Inglenook fireplace, dining room, home office, large kitchen/breakfast room and a good sized utility. Upstairs there are two large double rooms both with ensuite shower rooms plus further bedrooms and family bathroom. The property is set in generous garden to the rear and double garage set in block a short distance away with further parking. The property has the benefit of mains gas heating and wood double glazing.



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, part tiled surround to walls.

From Reception Hall door to:

Home Office

With solid wood flooring, wood framed double glazed window to the rear and radiator.

Sitting Room

With feature ornamental Inglenook style fireplace with raised ceramic tiled hearth and feature beam above, solid wooden flooring, feature beam to ceiling, power and lighting points, TV aerial socket, French doors leading to private rear gardens

Dining Room

With radiator, solid wood flooring, feature beam to wall, power and lighting points, wood framed double glazed window to the front.

Kitchen/ Breakfast Room

With range of wooden shaker style units with wooden worktops, built-in inset sink drainer unit with mixer taps, built-in dishwasher and space for fridge freezer, space for cooking range with stainless steel extractor hood above, extensive range of eye-level cupboards incorporating glass display feature cupboards. Tiled flooring, range of recessed spotlights, radiator, wood framed double glazed window overlooking garden. Door leading to gardens to the rear.

Open brick archway to:

Utility

With range of matching units with wooden worktops and tile splash, Belfast style sink, tiled flooring, radiator, power and lighting points, wood framed double glazed window overlooking garden.

From Reception Hall, feature staircase leads to First Floor Landing - With vaulted ceiling and skylight to the front, radiator, power and lighting points. Landing gives access to bedroom accommodation comprising:

Bedroom One

Incorporating walk in wardrobe, power and lighting points, vaulted ceiling with skylight. TV aerial socket, double glazed wood framed windows to the rear.

Ensuite Shower Room

With enclosed shower cubicle, wash basin, WC, ceramic tiled flooring, half tiled to wall sections, radiator, extractor fan, skylight window to the front.

Bedroom Two

With radiator, power and lighting points, vaulted ceiling with skylight, wood framed double glazed windows to the front.

Ensuite Shower Room

Fitted with corner shower cubicle, wash hand basin, WC, ceramic tiled flooring, fully tiled to shower enclosure, half tiled to remaining wall sections, extractor fan, skylight to the front.

Bedroom Three

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

Bedroom Four

With radiator, power and lighting points, two skylights to rear.

Family Bathroom

Fitted with white suite comprising bath with shower attachment and glazed sightscreen, WC, and wash basin. Tiled flooring, half tiled surround to walls, extractor fan, double glazed skylight to the rear.

Outside

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 two cars to the front. Two up and over doors, concrete floor, power and light point. Rear Gardens - From French doors of sitting room and door in kitchen breakfast room: large paved patio which extends across the width of the property, leading out onto large terraced lawn area and is fully enclosed variety of wooden fencing.

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 75 Mbps. Mobile Service: None/ Likely. 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 E. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

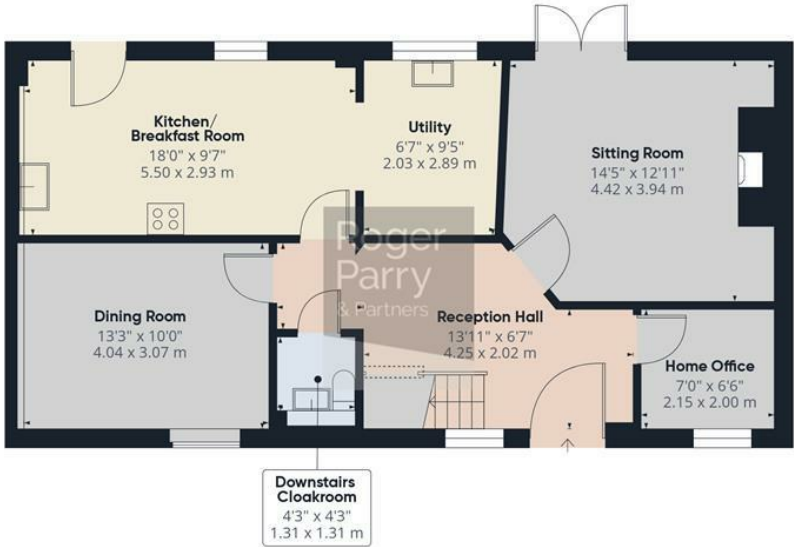
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone and speak to one of our surveying team, to find out more.

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

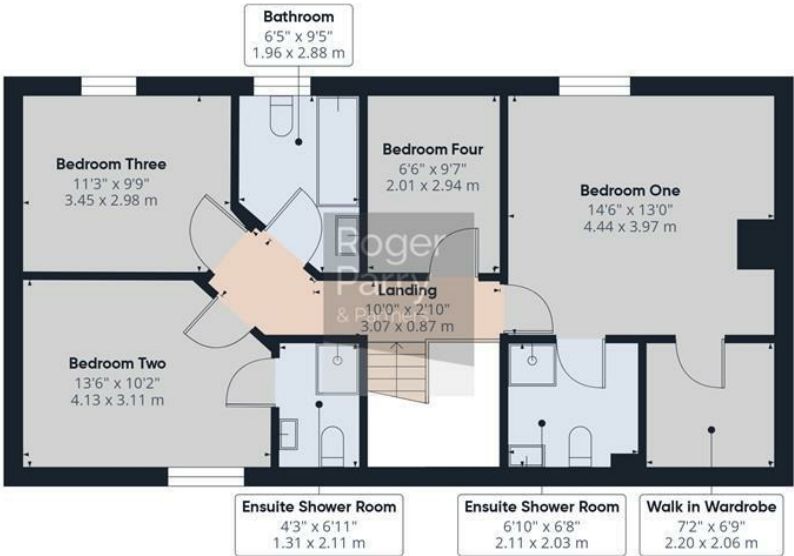
MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct 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 2



Approximate total areaⁿ

1487 ft²
138.2 m²

Reduced headroom

2 ft²
0.2 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority: Shropshire Council

Council Tax Band: E

EPC Rating: D

Tenure: Freehold

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.

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



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