





**3 The Barns Nobold Lane, Nobold, Shrewsbury, SY5 8NW  
Offers In The Region Of £500,000**

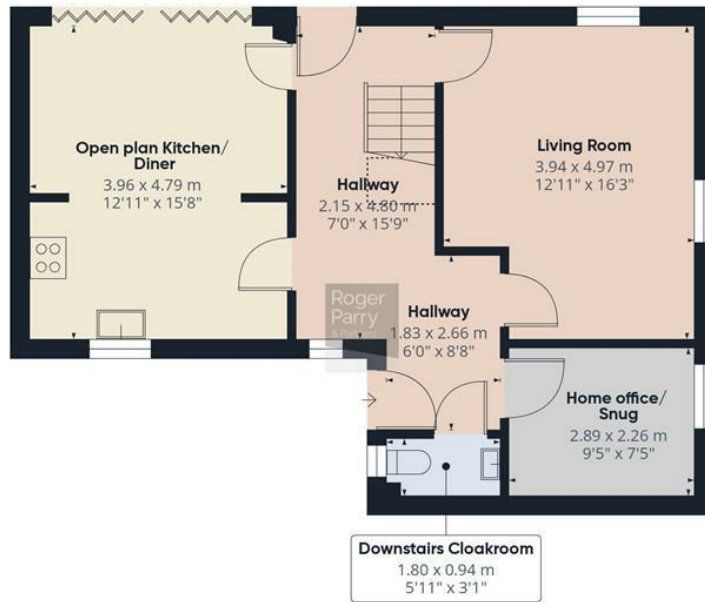
This attractive barn conversion is ideally positioned within a charming setting, forming part of an exclusive gated development of just five similar properties, while remaining only a short distance from Shrewsbury. The property boasts an impressive interior that has been extensively enhanced by the current owners, whilst retaining a wealth of original features.

The property briefly comprises an entrance hall, a spacious open-plan kitchen/dining area with bifold doors leading to the rear garden, a living room featuring a log burner, a home office/study, and a downstairs cloakroom. To the first floor, there is a principal bedroom with an en-suite shower room, three additional bedrooms, and a modern family bathroom. The property is further complemented by a beautifully secluded garden enjoying views over open countryside.





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



Approximate total area<sup>(1)</sup>

116.1 m<sup>2</sup>

1251 ft<sup>2</sup>

Reduced headroom

0.7 m<sup>2</sup>

7 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Located in a quiet and picturesque hamlet, the property is conveniently placed just one mile from Shrewsbury and within easy reach of the Priory and Meole secondary schools.

### **Entrance Hallway**

With wood flooring and feature beams.

### **Open plan Kitchen/ Diner**

Featuring tiled flooring and a range of contemporary shaker style units with marble effect worktops, the kitchen is fitted with a double Belfast sink with stainless steel tap, an integrated oven with Bosch induction hob and extractor above, and an integrated dishwasher. There is also space for a fridge freezer and washing machine. The dining area incorporates a fitted seating area and benefits from bifold doors opening onto the rear garden.

### **Home Office/ Snug**

A versatile room with window to rear.

### **Downstairs WC**

With wooden flooring, low level flush wc, wash hand basin with tiled surround and extractor fan.

### **Landing**

Stairs from the ground floor rise to the first-floor landing, which features fitted carpeting, a skylight, and exposed beams.

### **Principle Bedroom**

With fitted carpets, skylight window and door to:

### **Ensuite Shower Room**

Fitted with a white suite comprising a shower cubicle with shower unit and waterfall shower head, low-level flush WC, and wash hand basin with mixer tap. Featuring exposed beams and underfloor heating.

### **Bedroom**

With fitted carpets, built in wardrobes and a window enjoying a lovely view of the surrounding countryside.

### **Bedroom**

With fitted carpets, exposed beams and a window enjoying a lovely view of the surrounding countryside.

### **Bedroom**

With fitted carpets.

### **Modern Family Bathroom**

Fitted with a white suite comprising a panelled bath with shower unit and waterfall shower head, low-level flush WC, and a wash hand basin with mixer tap, complemented by a heated towel rail and extractor fan.

### **Outside**

The property is approached via electric operated gates onto a private development of just five similar properties which leads to the courtyard frontage, where there is a gravelled parking area. The rear garden is attractively landscaped that is mainly laid to lawn with paved seating area to enjoy al fresco dining. The garden enjoys elevated views across the adjoining fields and benefits from a gate leading to a footpath.

### **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, water and drainage services are connected. The property benefits from LPG gas central heating. We

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understand the Broadband Download Speed is: Basic 5 Mbps & Superfast 49 Mbps. Mobile Service: Good outdoor and in home. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries. We are also advised that the shared area is owned and managed by a management company, where each property owner is a shareholder of. Maintenance fee is £20 per month.

#### COUNCIL TAX BANDING

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

#### 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 AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**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.



## General Services:

**Local Authority:** Shropshire

**Council Tax Band:** C

**EPC Rating:** C

**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



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 a 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.