Roger Parry & Partners

Pastures View Barn Albrightlee, Shrewsbury, SY4 4EE

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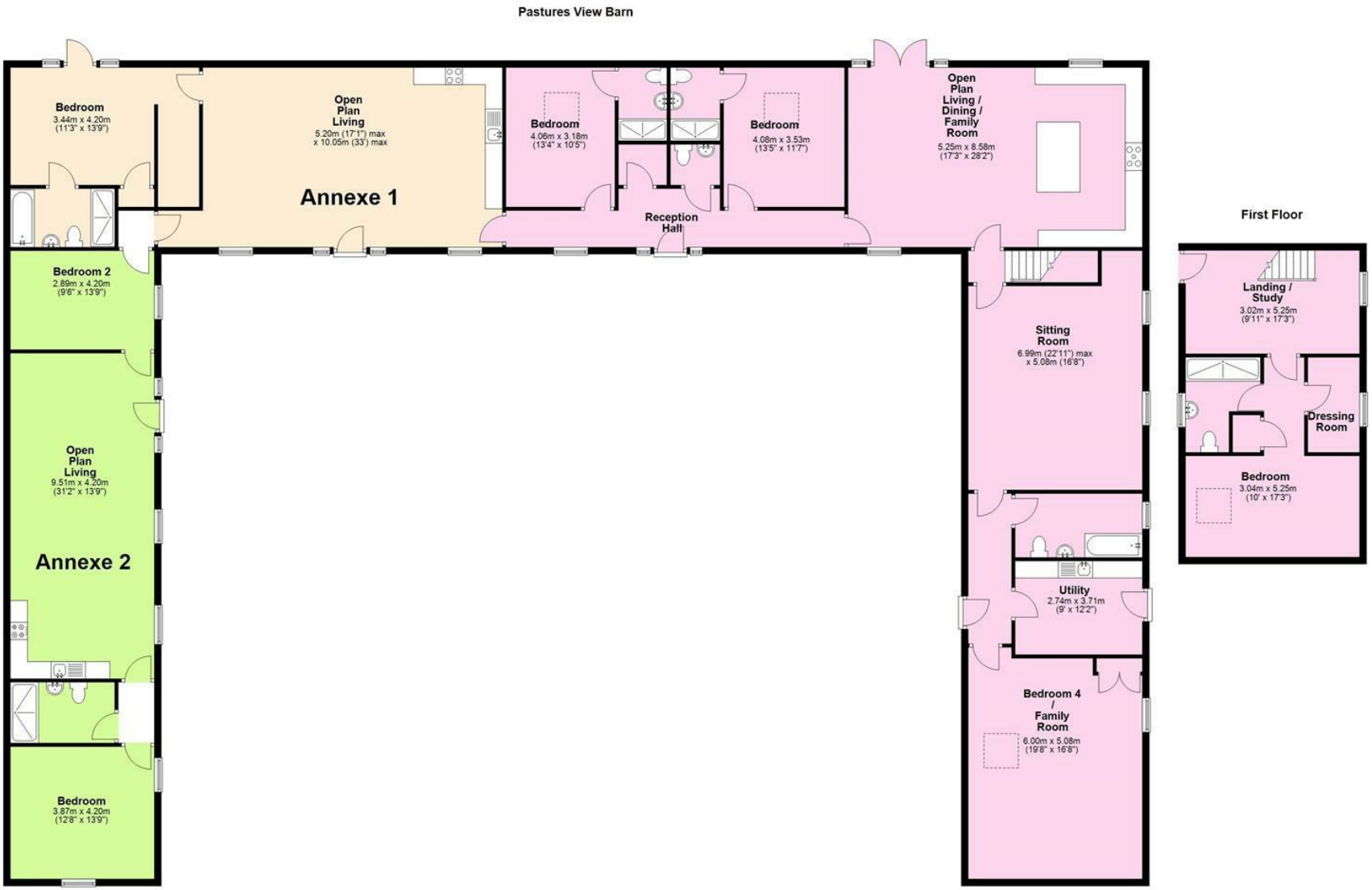
£950,000

Pastures View Barn offers a unique combination of features rarely all found in one property. The main house offers spacious 3/4 bed, 4 bathroom/shower accommodation with two large, adjoining self-contained annexes. One provides two-bedroomed accommodation, the other one-bedroomed accommodation. The annexes could be used for dependent relatives or potentially let out to provide significant rental income (Please see agent's note). Alternatively, they could be used to provide further accommodation for the main house. In addition to this extensive accommodation, the property has the benefit of a range of outbuildings consisting of a large brick and steel-framed former farm building, which offers a myriad of uses. There is also a range of further workshops, a three-quarter carport and various stores. In addition to all this, the property is set in lovely extensive gardens with an adjoining paddock. In all, the plot extends to approximately 0.98 Hectares or thereabouts. The property is ideally situated, set in lovely countryside but just a few minutes' drive from the bypass and town centre. The present owner designed the property for economic and eco-friendly running, and has the benefit of ground source heating and extensive solar panels.

This amazing property offers its new owners numerous options. Early inspection is highly recommended.

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



Total area: approx. 390.0 sq. metres (4198.3 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Pastures View Barns, *

Accommodation Comprising
Wooden panelled front door with full-length double glazed side screens to both sides leads to:

Large Reception Hall
With wood effect ceramic tiled flooring with under floor heating, power and lighting points, double glazed windows overlooking large garden courtyard and paddock to the front. Doors to:

Walk-in Cloaks Cupboard
With lighting point and Manifold for underfloor heating.

Cloakroom/ WC
With white suite comprising WC, wash handbasin, with tiled splash, vinyl floor covering lightning point and extractor fan.

Large Open Plan Kitchen/Dining Room/Family room
17'3 x 28'2 (5.26m x 8.59m)
With an extensive range of shaker style units comprising built-in stainless steel sink unit set into wooden worktop extending to three wall sections with an extensive range of cupboards and drawers under. Matching island unit with a further range of cupboards and drawers under. Recess with Rangemaster electric cooking range with extractor hood above, built-in dishwasher, built-in full-length freezer and separate full-length fridge alongside, together with two further full-length larder units with pull-out drawers. Extensive range eye eye-level cupboards. Built-in dining room table. Ceramic tiled flooring with underfloor heating. Feature vaulted ceiling with exposed timbers. Ample power and lighting points, window to the front looking large courtyard gardens and paddock. Window and Double French doors with full-length windows to the rear overlooking gardens. Door to:

Inner Hallway
With lighting point and staircase leading to the first floor. Door to:

Sitting Room
22'11 x 16'8 (6.99m x 5.08m)
With wood effect laminate floor covering with underfloor heating, TV area socket, power and lighting points. Full-length double-glazed window. Sitting room gives access to:

Side Hallway
With ceramic tile flooring, power and lighting points, service door to the front, giving access to:

Plant room/Utility room
12'2 x 9 (3.71m x 2.74m)
With a range of units with built-in sink, hot water cylinder, and heating system, power and lighting points. Service door to the side.

Large Family Room/Bedroom Four
19'8 x 16'8 (5.99m x 5.08m)
With wood effect laminate flooring with underfloor floor heating, built-in cupboard enclosing solar panels unit and storage batteries, double glazed window to the side, further skylight to the front.

Ground Floor Family Bathroom
With white suite comprising panel bath with fitted side screen and shower unit above, fully tiled to bath area, wash handbasin with tiled splash, mirror, light, and shaver socket above, WC, extractor fan, opaque double glazed window to the side.

From main reception hall door to:

Ground Floor Bedroom Two
13'5 x 11'7 (4.09m x 3.53m)
With underfloor heating, power and lighting points, TV socket, vaulted ceiling with double glazed skylight. Door to:

Ensuite Shower Room
With walk-in, fully tiled shower cubicle with glazed side screen, pedestal wash basin with tiled splash, mirror, light and shaver socket above, WC, lighting point and extractor fan.

Ground Floor Bedroom Three
13'4 x 10'5 (4.06m x 3.18m)
With underfloor floor heating, power and lighting points, vaulted ceiling, double glazed skylight door to

Ensuite Shower Room
With fully tiled walk-in shower cubicle with glazed side screen, pedestal wash base with tiled splash, mirror, light, and shaver socket above. WC, and extractor fan.

From the inner hallway stairs lead to:

Landing Area/Office
9'11 x 17'3 (3.02m x 5.26m)
With power and lighting points, exposed timbers, double glazed window to the side with lovely views overlooking fields. Door to:

Principal Bedroom Suite
17'3 x 10 (5.26m x 3.05m)
Vaulted ceiling with exposed timbers, underfloor heating, large built-in window seat to double glazed window enjoying lovely views over open fields with further skylight. Built-in linen cupboard with shelving.

Walking Wardrobe/Dressing Room
Providing an extensive range of hanging and shelving space. Built-in dressing table, double glazed window overlooking fields to the side.

Ensuite Shower Room
Fitted with fully tiled large walk-in shower with sliding door and fitted electric shower unit, pedestal wash basin and WC. Wall mounted storage unit, shaver socket, central light point, extractor fan, and double glazed opaque glass window to the front right.

From main reception hall, linking door to:

Annex One
Panelled wooden front door with full-length double glazed side screens to both sides to:

Large Open Plan Kitchen/ Living Area
17'1 x 33 (5.21m x 10.06m)
With a range of shaker style kitchen units comprising stainless steel sink unit set into laminate work surfaces with an extensive range of cupboards and drawers under, built-in dishwasher, built-in electric hob with extractor hood above, built-in oven and microwave set into housing with storage cupboards above and below. Full-length larder unit alongside and range of eye-level cupboards. Space for upright fridge/freezer. Ceramic tiled flooring with underfloor heating, vaulted ceilling with exposed timbers, ample power and lighting points. TV socket, double glazed windows overlooking large garden courtyard to the front with views over fields beyond.

From the living area door to:

Bedroom
13'9 x 11'3 (4.19m x 3.43m)
With vaulted ceiling and exposed timbers, underfloor heating, power and lighting points, built-in wardrobe. French doors lead out to a private patio area overlooking the property's rear gardens.

En Suite Shower Room/ Bathroom
With a fully tiled walk-in shower cubicle with fitted electric shower unit and glazed side screen. Panelled bath, vanity wash handbasin with storage under, WC. fully tiled to all walls, range of recessed spotlights, extractor fan

Walking Wardrobe/Dressing Room
Providing an extensive range of hanging and shelving with lighting.

Annexe Two
Wooden panelled door with full-length double glazed screen to either side leads to:

Large Open Plan Kitchen/Living Area
31'2 x 13'9 (9.50m x 4.19m)
With a range of shaker style units comprising stainless steel single drainer one and a half bowl sink unit set into wood effect laminate works surfaces with range cupboards under. Built-in appliances consisting of fridge freezer, microwave and oven set into housing with storage cupboard above and below. Further range by level cupboards, tiled flooring with underfloor heating. Vaulting ceiling with exposed timbers, ample power and lighting points. TV aerial socket, double glazed windows overlooking large garden courtyard. Door to:

Inner Hallway
With lighting point giving access to:

Bedroom One
13'9 x 12'8 (4.19m x 3.86m)
Vaulted ceiling with exposed timbers, ample power and lighting points. Feature, arched double glazed window to the side overlooking fields.

Inner hallway gives access to:

Shower Room
With fully tiled walk-in shower with glazed screen and fitted electric shower unit, vanity wash handbasin with storage cupboard under and tiled splash above, WC, electric heated towel rail range of recessed spotlights and extractor fan.

From kitchen/living area door to:

Bedroom Two/ Study
13'9 x 9'6 (4.19m x 2.90m)
With underfloor heating, power and lighting points, vaulted ceiling with exposed timbers, and double-glazed window overlooking the garden courtyard.

Door to small inner hallway with lighting point giving access to Annexe One.

Gardens and Grounds
Pastures View Barn is approached through a steel gate leading onto a large gravel parking area providing extensive off-road parking for eight cars. Large garden courtyard is situated to the front of the property, laid to lawns with intersecting pathways and a variety of well-stocked flower and shrub borders and a central paved patio. Range of outside lights. An external staircase gives access to the principal bedroom of the main house. Further large gardens are situated to the rear of the property, which have their own vehicular access via a wooden gate. These are laid to lawns with two patio areas, well-stocked flower and shrub borders and a veg patch. Gravel driveway running to the rear of the gardens gives access to a range of buildings comprising: THREE- QUARTER SIZE OPEN FRONTED CARPORT, ADJOINING WORKSHOP AND FURTHER TIMBER GARDEN STORES.

Brick and steel-framed wooden-clad outbuilding
With mains power supply. The main storage workshop area does not have fitted lighting, although laundry/WC's do have. The building has several alcoves off the main building and incorporates a WC, laundry room and various storage cupboards.

The Paddock
This is situated to the front of the property and extends to approximately 0.68 hectares or thereabouts, with a circular metal outbuilding/ store.

In all, the property extends to approximately 0.98 hectares or thereabouts.

Agents Notes
The property has a covenant that restricts its use to one residential property (subdivision into its present annexes is acceptable under the covenant). Use of the property for business purposes are also limited under the covenant.

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 and water services are connected. There are private drainage arrangements. We understand the Broadband Download Speed is: Basic 17 Mbps. Mobile Service: 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 G. 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.

General Services:

Local Authority: Shropshire Council
Council Tax Band: G
EPC Rating: B
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.

Directions:

From Shrewsbury, continue out on the Whitchurch Road. On reaching the bypass, take the A53 Market Drayton Road. After a short distance, turn right down the tarmac private drive. The property is situated on the right side, indicated by the for sale sign.

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 t o 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 s hould 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 b een 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.