



Roger  
Parry  
& Partners

Badgers Barn, Cound, Shrewsbury, SY5 6BL



**Badgers Barn, Cound, Shrewsbury, SY5 6BL**  
**Offers In The Region Of £559,950**

Badger's Barn offers it new owner character accommodation on three floors with magnificent well stocked gardens to the rear with lovely open views over fields and countryside beyond.

Accommodation briefly comprising: entrance hall, cloakroom/WC, spectacular drawing room with Ingle nook fireplace and wealth of exposed timbers, dining room which gives access via descending staircase to farmhouse style kitchen/breakfast room and good sided boot room/ utility. On the first floor there are three generous bedrooms, one with ensuite shower room together with a further family shower room.

The property has the benefit of wood framed double glazing, oil central heating with newly fitted external boiler, two garages and ample further off-road parking. The Gardens are of particular note, providing a lawned area, a huge selection of shrubs and plants with separate orchard area.

The barn is conveniently located only 15/20 minutes drive to Shrewsbury with the towns of Much Wenlock and Bridgnorth close by too. Local amenities can be found at the neighbour village of Cross houses.





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



**Accommodation Comprising:**

Covered entrance porch leads to stable style front door with glazed panel inset and brass furnishings leading to:

**Entrance Hall**

14'7 x 3'2 (4.45m x 0.97m)

With ceramic tiled and wooden flooring, radiator, central light, wood framed double glazed window adjacent to the front door, door with two further feature wood framed double glazed windows to the front with fitted shutters, staircase leading to first floor.

Entrance hall gives access to:

**Cloakroom/WC**

With w/c.

**Drawing Room**

25'8 x 17'10 (7.82m x 5.44m)

With large Inglenook fireplace with log burner inset with alcoves set to both sides, exposed stone and brickwork to one wall, two radiators, TV aerial socket, range of recess lighting ample power points, deep sills to three wood framed double glazed windows overlooking rear gardens with lovely views over fields and countryside beyond. Further double French doors with full length windows to both sides leads to patio area to the front of the property.

From entrance hall Glazed and wooden doors give access to:

**Dining Room**

14 x 13'10 (4.27m x 4.22m)

With wood flooring, radiator, recessed lighting, double glazed wood framed window with built-in window seat enjoying open outlooks over gardens and surrounding countryside, further lead window alongside.

From Dining room oak door leads to staircase leading down to:

**Kitchen/ Breakfast Room**

16'7 x 13'3 (5.05m x 4.04m)

With range of pine units comprising, double Belfast style sink in set granite work surface extending to adjacent wall with range of cupboards and drawers under. Rayburn cooking range (please note the Rayburn is not working and needs major repair/ replacement), with built-in electric hob alongside all set to inglenook recess with built-in lighting above. Ceramic tiled flooring, recess lighting, space and plumbing for automatic washing machine. Built-in spice cabinet and wood framed double glazed window looking gardens with lovely views over fields beyond. Service door gives access to the rear.

From kitchen/breakfast room two steps and door lead to:

**Boot Room/ Utility**

11'4 x 10'2 (3.45m x 3.10m)

With stainless steel sink unit set into wood worktop with storage space under and plumbing set for automatic washing machine alongside. Range of built-in glazed cabinets to two walls and for space

freezer and built-in wine rack. Stone flagged flooring, power and lighting points service door to the rear.

From Entrance hall, stairs lead to :

**First Floor Landing**

With power and lighting points. Deep seal to wood frame double glazed window overlooking gardens with lovely open outlook beyond. Further double skylight alongside, Pine louvre doors to two built-in wardrobes with hanging rails, further built-in airing cupboard enclosing cylinder with range of shelving and recess lighting.

Landing gives access to bedroom accommodation comprising:

**Bedroom One**

17 x 15'8 max (5.18m x 4.78m max)

With wood laminate style flooring, range of feature beams, radiator, power and lighting points, wood framed double glazed window to the front, further window to the rear overlooking gardens with views of field beyond, siding door gives access to:

**En suite Shower Room**

Fitted with corner shower unit with sliding door and fitted shower unit, wall mounted contemporary vanity wash hand basin and WC. Chrome heated towel rail, stone effect laminate flooring, range of recessed spotlights, extractor fan double skylight to the rear.

**Bedroom Two**

13'7 x 10'5 (4.14m x 3.18m)

With radiator, power and lighting points, feature beams to ceiling, access to roof space, built-in bookshelf on hinges which opens into a built-in wardrobe. Wood framed double glazed window to the front.

**Bedroom Three**

12'8 x 9'8 (3.86m x 2.95m)

With radiator, wood effect laminate flooring, power and lighting points, double glazed wood framed window and skylight to the front. Ladder leads up to further mezzanine area with range of feature beams and access to loft space.

**Family Shower Room**

8 x 7'1 (2.44m x 2.16m)

With contemporary suite comprising large walk-in shower cubicle with glazed screen, wall mounted contemporary wash hand basin and WC. Chrome ladder style radiator, stone effect laminate flooring, double glazed window and skylight to the rear range of spotlights and extractor fan.

**Outside Front**

The property is approached over small tarmac entrance driveway which is shared with two other barn conversions, leading onto large private brick paved and gravelled forecourt situated to the front of the property providing extensive off-road parking. Front gardens laid to lawned area with variety of specimen shrubs inset, enclosed with stonewalling. Further lawn situated adjacent to the property incorporating patio area access from the sitting room and enclosed by low level yew hedging.

Forecourt gives access to:

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**Detached timber constructed garage**

With electrically operated double wooden doors, concrete floor, power and lighting points. Useful eaves storage area above and service door to the rear.

Wooden gate between the barn and the garage gives access to the rear.

**Rear Gardens**

From boot room and kitchen/breakfast room out onto large raised gravel and paved patio extended across the width of the property with lean to greenhouse/potting shed set to one side. Housing newly installed oil central heating boiler. Further paved area gives access to large log store and oil storage tank with steps leading up to the rear of the garage. From the main patio area steps lead down to large lawn surrounded by flower and shrub borders with further steps leading down with further lawned area and range of flowerbeds set to the sides and covered seating area set to one corner. This area leads onto through wrought iron gate to Orchard with range of fruit trees; this also gives access to the second detached timber constructed garage which can be accessed via a track running to the rear of the neighbouring barns, which provides useful further storage /further garaging. Situated within the orchard is the sewerage system for the other five barn conversions and four other neighbouring properties (including the original Farmhouse) which were part of the original development. This is a private system which has been traditionally managed by the owners of Badges Barn. The Gardens run to a generous size with a multitude of specimen plants and shrubs and enclosed by variety of mature hedging.

**Agents Notes**

The present owner did gain planning permission for an extension to the existing property for a fourth bedroom above a reconstructed garage This position has since lapsed. Please contact agents for further information.

We have also been advised that a new oil boiler has been fitted at the property.

**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. We have been advised that there is a shared sewerage system (please contact agents for further details). We understand the Broadband Download Speed is: Basic 24 Mbps & Superfast 900 Mbps. Mobile Service: Limited. We understand the Flood risk is: Very 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-contract enquiries.

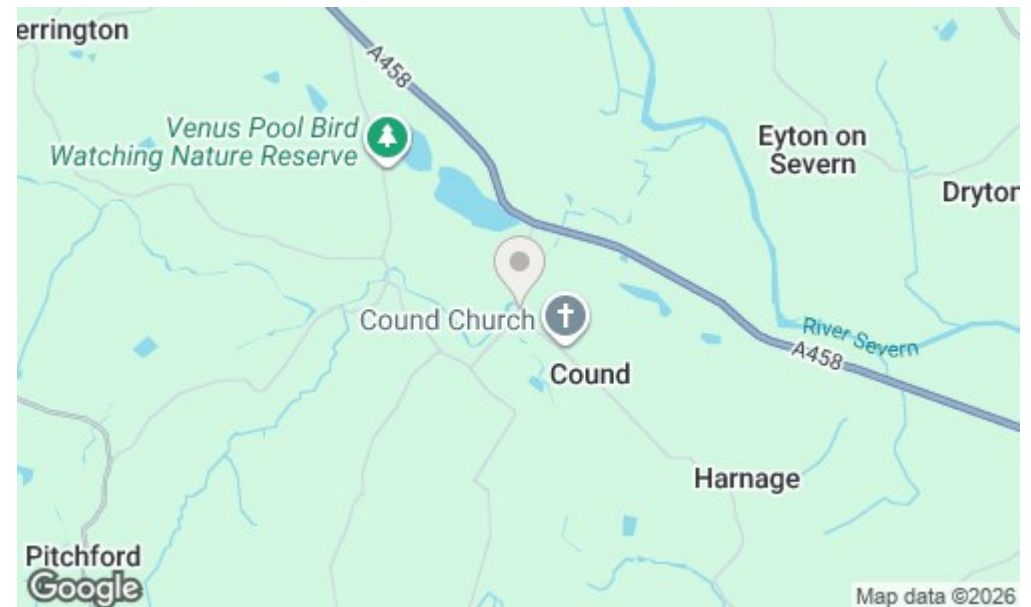
**SURVEYS**

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:** 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.



**Local Authority:** Shropshire Council

**Council Tax Band:** E

**EPC Rating:** E

**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 take the A458 Bridgnorth Road. Travel through the village of Cross Houses. Continue on taking the third next right turn. Follow the road over the bridge and around to the right up into the village. At the T Junction turn right and as you leave the village the barn is situated on the righthand side.

### **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.