Roger Parry & Partners

9 Castle Barns, Acton Burnell, Shrewsbury, SY5 7EN

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Offers In The Region Of £795,000

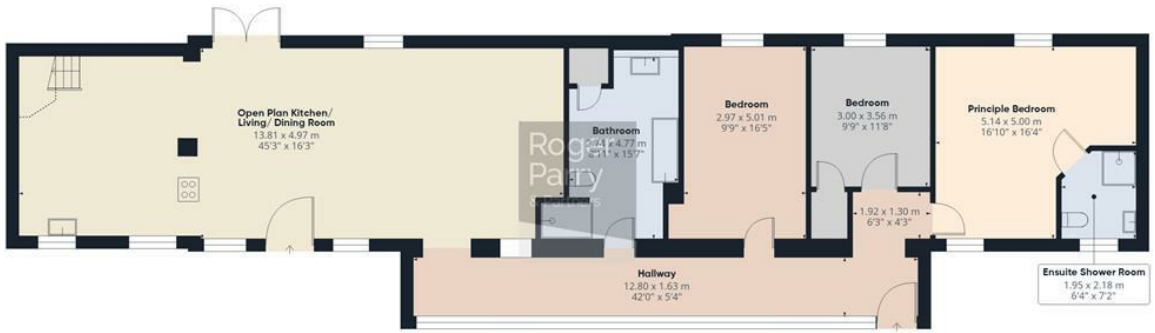
9 Castle Barns is an exceptional barn conversion, thoughtfully designed and finished to a high specification throughout, seamlessly blending contemporary living with an abundance of character features. Offering spacious and versatile accommodation, the property showcases impressive vaulted ceilings, exposed brickwork, and a wealth of exposed timbers, creating a unique and welcoming atmosphere.

The accommodation is centred around a superb open plan kitchen, dining and living area, which is ideal for modern family living and entertaining. Further accommodation is accessed via an impressive inner hallway featuring attractive exposed brick walls and comprises a generous principal bedroom with an en-suite shower room, two further bedrooms, and a stylish family bathroom. The fourth bedroom is situated on the first floor and benefits from its own en-suite shower room, offering flexible accommodation that would be ideally suited as a guest suite.

Externally, the property enjoys ample driveway parking and is set within an impressively sized garden, which takes full advantage of the stunning surrounding countryside views. Combining character, quality, and a sought-after village setting, 9 Castle Barns presents a rare opportunity to acquire a truly outstanding home.

BASSET HOUND

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



Ground floor Building 1

Floor 1 Building 1

Floor 2 Building 1

Ground floor Building 2

Floor 1 Building 2

Approximate total area(1)

202.7 m²

2182 ft²

Reduced headroom

6 m²

64 ft²

(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.

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The property enjoys an attractive position within the peaceful village of Acton Burnell, a designated conservation village situated in Shropshire's renowned "Golden Triangle". The village offers a range of local amenities, including a Post Office, a 16th-century church, and the historic ruins of a National Heritage castle. A wider selection of amenities can be found in the nearby towns of Much Wenlock and Church Stretton, while the county town of Shrewsbury provides an extensive range of shopping, leisure, dining, and cultural facilities.

The area is well served by a number of highly regarded schools in both the state and private sectors, including Longnor C of E Primary School and William Brookes School. Renowned independent schools nearby include Concord College, Prestfelde School, Shrewsbury High School, and Shrewsbury School.

Transport links are excellent, with the A5 providing access towards Oswestry and the North West, while the M54 offers convenient connections to Birmingham and the wider motorway network. Mainline railway stations can be found at Church Stretton and Shrewsbury, providing further regional and national links.

Kitchen
The property boasts an impressive beautifully appointed Kenton Jones kitchen. With an extensive range of contemporary wall and base units complemented by quartz work surfaces, incorporating a breakfast bar, under-unit lighting, and twin inset sinks with a Quooker boiling water tap. The kitchen is fully equipped with a comprehensive range of integrated appliances, including two electric ovens, warming draw, fridge freezer, induction hob with inset extractor fan, dishwasher, and washer/dryer, creating a stylish and highly functional space for modern living.

Living/ Dining Area
The impressive double-aspect living/dining room features a vaulted ceiling and enjoys stunning countryside views to the rear. Double doors open directly onto the garden, creating a seamless connection between the indoor and outdoor spaces and providing an ideal setting for entertaining and al fresco dining. A striking inset fireplace, incorporated within a bespoke media wall, forms an attractive focal point to the room, together with fitted shelving and storage cupboards to either side.

Inner Hallway
An archway from the living room leads into an impressive inner hallway, featuring attractive exposed brickwork to one side and floor-to-ceiling glazing to the other.

Family Bathroom
A stylish bathroom fitted with a contemporary white suite comprising a bath, separate shower cubicle, low level wc, and a wash hand basin with a heated touch mirror above. The room is finished to a high standard, creating a modern and relaxing space.

Bedroom
With an attractive vaulted ceiling, exposed timbers and window enjoying the fantastic countryside views.

Bedroom
With an attractive vaulted ceiling, exposed timbers, useful storage cupboard and window enjoying the fantastic countryside views.

Principle Bedroom
With an attractive vaulted ceiling, exposed timbers and window enjoying the fantastic countryside views. Door to:

Ensuite Shower Room
Fitted with a contemporary white suite comprising a shower enclosure, low level WC, and wash hand basin with an illuminated touch mirror above.

From the kitchen an oak staircase leads up to:

Guest Bedroom
With an impressive vaulted ceiling the bedroom enjoys elevated far reaching views across the Shropshire Countryside. A further oak staircase leads up to:

Ensuite Shower Room
Fitted with a contemporary white suite comprising a shower enclosure, low level WC, and wash hand basin with an illuminated touch mirror above.

Outside
To the front of the property, a generous gravelled driveway provides ample parking for several vehicles and leads to a detached car barn, which offers additional covered parking. The car barn benefits from power and lighting, together with fully boarded eaves storage.

The rear garden is predominantly laid to lawn and enjoys stunning far reaching countryside views. A full width gravelled terrace provides an excellent space for outdoor seating and entertaining. Air source heat pump is located to the rear of the property.

Agents Notes
There is bridleway access via the shared driveway located on the southern side of the development. This access includes rights permitting up to 10 days of shooting access per annum over the shared driveway, together with logging rights exercisable once every five years, subject to a minimum of 10 days' prior notice being given to the owner.
The driveway is jointly owned and shared with four neighbouring properties, with all parties contributing equally towards its maintenance and upkeep. For further information regarding these rights and responsibilities, please contact the selling agent.

We have also been informed that there will be a management fee once all plots have been completed and are occupied. All details are to be checked during pre contract enquiries.

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. We understand the Broadband Download Speed is: Basic 19 Mbps & Superfast 1800 Mbps. Mobile Service: Good outdoor. 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 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
Council Tax Band: F
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

Roger Parry & Partners

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.