

Roger Parry & Partners

Barn Two at Brookside Farm, Pontesford, Pontesbury, Shrewsbury, SY5 0UA





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Offers In The Region Of £599,995

A charming three-bedroom detached barn conversion, offered for sale with no upward chain. The property has been recently renovated and significantly improved by the current owners to create a beautiful home combining modern comforts with a wealth of character . The property is situated within the popular village of Pontesford, enjoying easy access to the excellent range of local amenities available in the neighbouring village of Pontesbury.

The accommodation briefly comprises: entrance hall, living room, cloakroom, kitchen/dining room, utility room and a downstairs bedroom with en-suite shower room. To the first floor, there is a principal bedroom with en-suite shower room, a further bedroom and family bathroom.

Externally, the property benefits from a driveway providing good off-road parking, garage and attractive rear garden, offering an excellent space for outdoor entertaining and al fresco dining, together with delightful views towards Pontesbury Hill.

















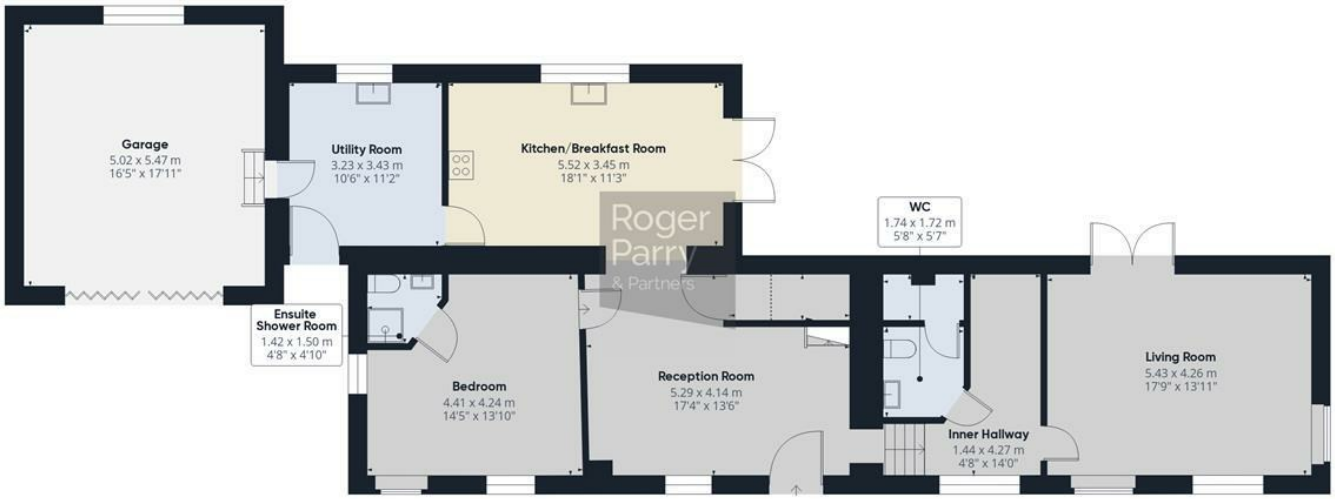








Floor Plan
(not to scale - for identification purposes only)



Approximate total area(1)

172.6 m²

1858 ft²

Reduced headroom

2.1 m²

22 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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Enjoying a setting that offers views towards the distinctive Pontesbury Hill, placing it within easy reach of the charming village of Pontesbury and the broader appeal of the Shropshire countryside. Pontesbury itself provides a wealth of local amenities, including independent shops, a medical practice, a library, and popular primary and secondary schools (Mary Webb School and Science College). The village is a gateway to the Shropshire Hills Area of Outstanding Natural Beauty, offering endless opportunities for walking, cycling, and exploring some of England's most picturesque landscapes.

Reception Room
With wood effect flooring and useful under stairs storage cupboard.

Inner Hallway
With feature beam providing useful home office space.

Cloakroom
Fitted with low level flush wc, wash hand basin with mixer tap, heated towel rail and wood effect flooring. Door leads to:

Plant Room
Housing the oil boiler and hot water cylinder.

Living Room
With fitted carpets, feature barn-style windows enjoying views over the surrounding countryside, and French doors providing access to the rear garden.

Kitchen/ Breakfast Room
Fitted with a range of contemporary eye-level and base units, together with a 1½ bowl sink unit with mixer tap. Integrated appliances include a Bosch oven and grill, Bosch induction hob with extractor fan over, fridge/freezer and Bosch dishwasher. Wood effect flooring and tiling to kitchen area.

Utility
Fitted with a range of contemporary eye-level and base units, together with a single drainer sink unit with mixer tap. There is space for a washing machine and tumble dryer, with wood-effect flooring and tiling to the utility area.

Bedroom
With fitted carpets, feature barn style windows and door to:

Ensuite Shower Room
Fitted with a white suite comprising a shower cubicle with shower unit, low-level flush WC and wash hand basin with mixer tap. Also benefiting from a heated towel radiator, extractor fan, tiled-effect flooring and tiling to the shower area.

Stairs rise to first floor landing.

Principal Bedroom
With fitted carpets, two skylight windows and further window enjoying views over Pontesbury Hill. Door to:

Ensuite Shower Room
Fitted with a white suite comprising a shower cubicle with shower unit, low-level flush WC and wash hand basin with mixer tap and useful drawer storage beneath. Also benefiting from a heated towel radiator, extractor fan, tiled-effect flooring and tiled surrounds to the shower area.

Bedroom
With fitted carpets and feature beam, skylight window and further window providing views over Pontesbury Hill.

Bathroom
Fitted with a modern white suite comprising a panelled bath with shower unit over, low-level flush WC and wash hand basin with useful drawer storage beneath. Further benefits include a heated towel radiator, extractor fan and skylight window, together with tiled flooring and tiled surrounds to the bath and shower area.

Outside
The property is approached via a private road, providing access to several properties, leading onto a gravelled driveway, providing off-road parking. A paved pathway leads to the front of the property. To the rear, the garden is predominantly laid to paved patio with a lawned area, providing an ideal space for al fresco dining and outdoor entertaining. The garden enjoys delightful views over the surrounding countryside.

Garage
With concrete flooring and power and lighting.

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 understand there are private drainage arrangements (septic tank) and oil central heating. We understand the Broadband Download Speed is: Basic 7 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 yet to be determined. 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: New Build
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.

Directions:

What3Words: text.chin.tenure

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.