

1 Manor Barns
Marche Lane, Halfway House, Shrewsbury



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Land and property. Since 1885.

A delightful two bedroom newly converted Grade II Listed barn with private enclosed rear garden, two en suites and two allocated parking spaces.

1 Manor Barns by renowned developer Castillion Homes has been thoughtfully designed and is beautifully presented. It has accommodation over two floors, modern fixtures and fittings include zoned underfloor heating to the ground floor, well equipped stylish kitchen and two modern ensuites.

The welcoming entrance hall leads to the kitchen/dining room, sitting room and cloakroom, stairs lead to the first floor landing. The attractive double aspect kitchen offers wall and floor units; modern appliances include a Rangemaster oven with extractor above, standalone American fridge freezer and dishwasher, a door leads to the enclosed rear garden. The sitting room has a log burner with attractive exposed brick surround and hearth - wood flooring flows throughout the downstairs accommodation.

The first floor landing has a handy storage cupboard and gives access to two good sized bedrooms, both of which are carpeted and benefit from modern en suite shower rooms.

The generous rear garden which measures approximately 11 metres deep by 9.5 metres wides enjoys an ample brick block paved patio and is fully enclosed by fencing, a pathway leads to the bottom of the garden giving rear access, there is also an outside tap. Within the central courtyard in front of the barn there are two allocated parking spaces with vehicle charging point. Subject to availability and separate negotiation there is the option to purchase a double garage within the central courtyard, which has eaves storage, power & light and electric door.

Please note internal images are of other barns on the development.

1,002 sq ft (93 sq m)

1 reception room

2 bedrooms

2 shower/bathrooms

Enclosed rear garden

Two allocated parking spaces

Freehold | Village location

Guide price £325,000



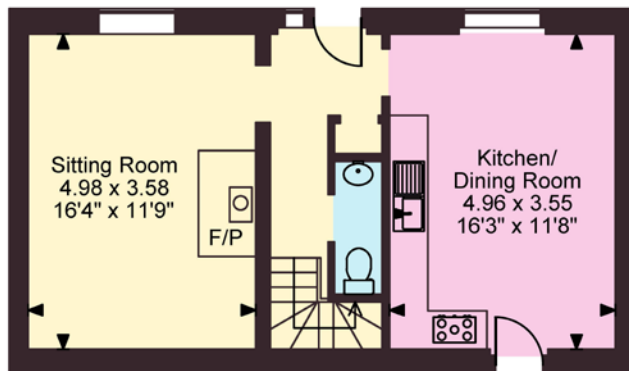
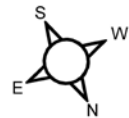
Location
The village of Halfway House is located in the beautiful Shropshire countryside so there are several fabulous walks on the doorstep. Nestled between the popular towns of Shrewsbury and Welshpool, Manor Barns are located close to local amenities including a local shop and café at Wattlesborough, Castle Country Club and Vineyard at Rowton, petrol station/store and food outlets at Ford. The nearby towns of Shrewsbury & Welshpool offer an excellent range of shops, supermarkets, cafes, restaurants, educational and recreational facilities. Shrewsbury is renowned for its great food and drink with several excellent restaurants and pubs, every year the town plays host to a plethora of music and food festivals, normally held in and around the grounds of the breath-taking Quarry Park. Road links are good with access east to Shrewsbury and Telford beyond which leads to the West Midlands conurbation and national motorway network, to the west roads give convenient access to the wonderful Welsh coast. There are train stations available at Welshpool and Shrewsbury and for regular air travelers the national airports of Birmingham, Manchester and Liverpool are within reasonable driving distance.

Postcode region: SY5

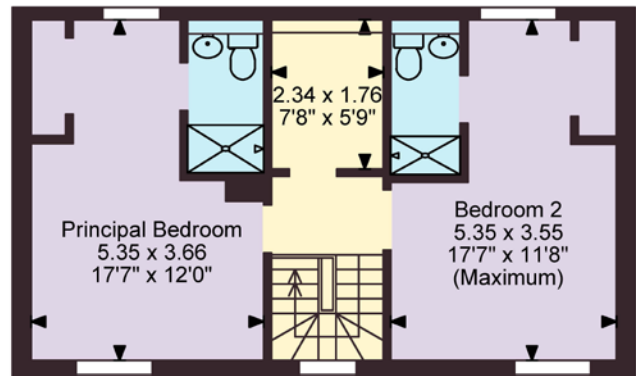
General
Local Authority: Shropshire County Council
Services: Mains water and electric, shared water treatment plant, air source heating
Council Tax: Band Unallocated
EPC Rating: C
Warranty: Architects Certificate (PCC) 6 Years
Service Charge: £480 per annum
Developers Website: castillionhomes.co.uk
Wayleaves, 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.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Agents Notes: Please note that the driveway is shared with the neighbouring dwellings, the upkeep of the driveway will be the responsibility of all parties and is covered within the service charge along with the water treatment plant and communal areas. Please consult your solicitor for further verification.

Manor Barns, Marche Lane, Halfway House
Barn 1 internal area 1,002 sq ft (93 sq m)



Barn 1 Ground Floor



Barn 1 First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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