

2 Manor Barns
Marche Lane, Halfway House, Shrewsbury



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A striking four bedroom newly converted Grade II listed barn with large enclosed rear garden, detached double garage and generous driveway

2 Manor Barns, by renowned developer Castillion Homes, has been thoughtfully designed and is beautifully presented to offer both flexible and spacious accommodation over three floors. Modern fixtures and fittings include zoned underfloor heating to the lower ground floor, air source heating, a well-equipped stylish kitchen, and modern en-suites and family bathroom.

The property is approached by its own sweeping driveway through generous gardens which lead to a detached double width garage. There are two entrances into this eye-catching property: a front door positioned on the ground floor, and rear double doors to the impressive lower ground floor kitchen/dining/family room. Featuring tiled flooring throughout and an airy vaulted ceiling, this room is definitely the heart of this fabulous home and offers a range of wall and floor units and a breakfast bar; modern appliances include an oven, induction hob, American style fridge freezer, and a dishwasher. There is also a log burner and feature exposed brick wall. The sitting room with engineered oak floor, a utility room, and a cloakroom are also located on the lower ground floor. Attractive oak staircases lead from the kitchen/ dining/family room up to the ground floor and again up to the first floor. The principal bedroom is located on the ground floor and boasts a stylish en-suite. Bedroom two, with engineered oak floor, has a vaulted ceiling and features a port hole window; there is also a separate modern shower room located on this floor. On the first floor there are two further bedrooms, a large walk-in storage room, and a family bathroom incorporating a shower.

The generous rear garden, which measures approximately 40 metres deep by 30 metres wide, is mainly laid to lawn and has a brick block-paved patio ideal for alfresco dining and entertaining. There is also an outside tap and courtesy lighting. A pathway leads to a detached double-width garage which has two electric doors, eaves storage space, power and light, an electric vehicle charging point, and ample driveway parking for several cars.

1,850 sq ft (172 sq m)

2 reception rooms

4 bedrooms | 3 shower/bathrooms

Large rear garden

Double garage & driveway

Freehold | Village location

Guide price £695,000



The air-source heat pump is located to the rear of the property. To the front of the barn, there is an additional gravel area which could accommodate two cars; there is also an outside tap.

Location

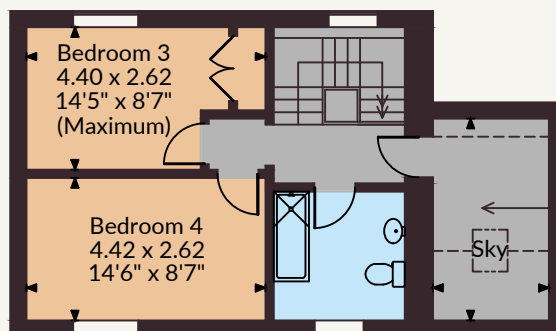
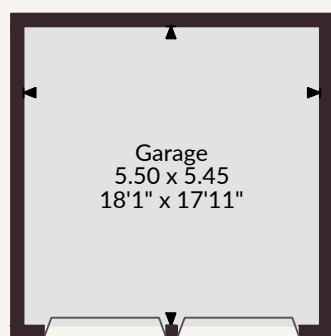
The village of Halfway House is located in the beautiful Shropshire countryside, so there are several fabulous walks on the doorstep. Nestled between the popular towns of Shrewsbury and Welshpool, Halfway House is located close to local amenities including a local shop and café at Wattlesborough, Castle Country Club and Vineyard at Rowton, and petrol station/store and food outlets at Ford. The nearby towns of Shrewsbury and Welshpool offer an excellent range of shops, supermarkets,cafés, restaurants, and 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 travellers, the national airports of Birmingham, Manchester and Liverpool are within reasonable driving distance. Postcode region: SY5

General

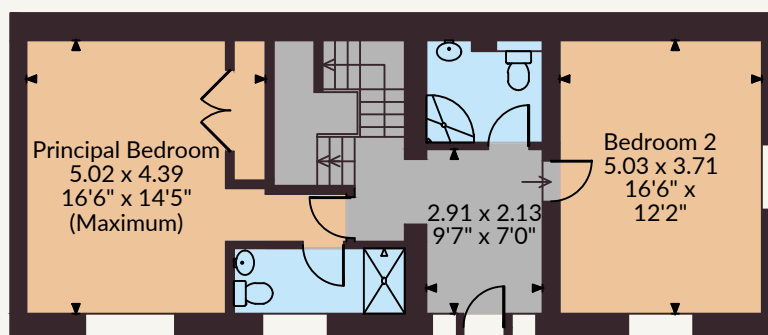
Local Authority: Shropshire County Council
Services: Mains water and electric, shared water treatment plant, air source heating.
Council Tax: Band Unallocated EPC Rating: SAP C
Warranty: Architects Certificate (PCC) 6 Years
Service Charge: £480 per annum
Developers Website: castillionhomes.co.uk
Mobile 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. A section of the garden is classed as agricultural land and is included within the sale. Please consult your solicitor for further verification. Please note aerial image is a CGI and internal images are AI generated.

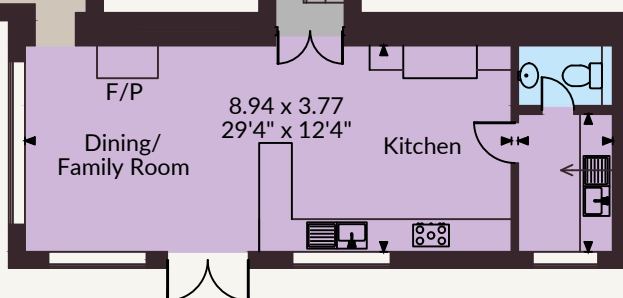
Manor Barns, Mache Lane, Halfway House
 2 Manor Barns internal area 1,850 sq ft (172 sq m)
 Garage internal area 323 sq ft (30 sq m)
 Total internal area 2,173 sq ft (202 sq m)



First Floor



Ground Floor



Lower Ground 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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