

3 Manor Barns
Marche Lane, Halfway House, Shrewsbury



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A wonderful three bedroom newly converted Grade II listed barn boasting a generous 35 metre rear garden, double width garage and two parking spaces.

3 Manor Barns, by renowned developer Castillion Homes, has been thoughtfully designed and is beautifully presented. It enjoys spacious accommodation over two floors and boasts character, as well as modern fixtures and fittings including zoned underfloor heating to the ground floor, well equipped stylish kitchen, modern bathroom and en suite shower room.

Approached by an oversized glazed front door, the entrance hall leads to the spacious and airy open-plan kitchen/dining/ sitting room which is the heart of this fantastic home and a great entertaining space. The attractive kitchen area offers wall and floor units as well as a central island which incorporates a breakfast bar; modern appliances include a Rangemaster oven with extractor above, fridge freezer and dishwasher. Doors lead from the kitchen area to the inner hallway and utility room; within the inner hallway stairs lead to the first-floor landing, and there is a cloakroom, a handy storage cupboard, and a door gives rear access to the garden. The triple aspect sitting area has a log burner with attractive exposed brick surround and hearth; double opening doors give access to the large rear garden. Wood flooring flows throughout the downstairs accommodation, as well as a wealth of exposed ceiling timbers and brickwork.

The first floor landing gives access to the bedrooms and bathroom. The impressive double aspect principal bedroom has a feature porthole window, wardrobe area with shelving and hanging rail; the en suite has a walk-in shower, tiled floor, radiator, heated towel rail and LED mirror. Both bedrooms two & three have attractive exposed wall and ceiling timbers. The family bathroom comprises a bath incorporating a shower and screen, tiled floor, radiator and LED mirror.

1,359 sq ft (126 sq m)

1 reception room

3 bedrooms

2 shower/bathrooms

Generous gardens

Double garage

Freehold | Village location

Guide price £450,000



The generous rear garden, which measures approximately 35 metres deep by 14 metres wide, is mainly laid to lawn and enjoys an ample brick block paved patio which is partially enclosed by an attractive stone wall; there is also an outside tap and courtesy light, the air source heat pump is positioned to the rear of the barn. A gravelled pathway and gate give side access to the front on the property which leads to a double width garage which has eaves storage space, power and light, and electric door. To the front of the barn there is a useful additional gravelled area, outside tap, courtesy light, electric charging point and two allocated parking spaces located within the central courtyard.

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, Vineyard at Rowton, petrol station/store and food outlets at Ford

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. A section of the garden is classed as agricultural land and is included within the sale. Please consult your solicitor for further verification.

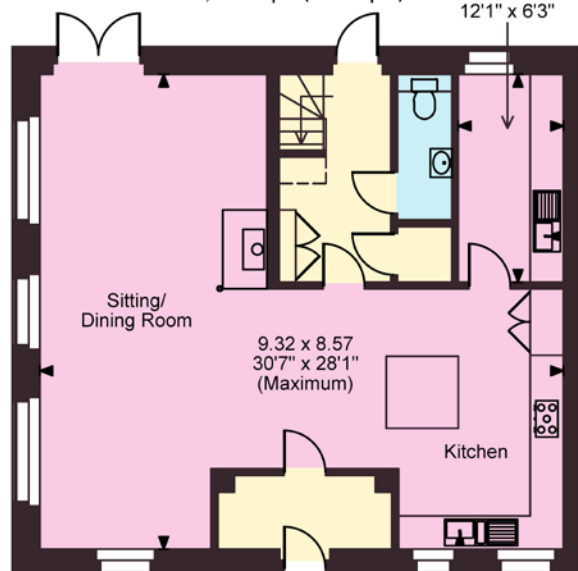
Manor Barns, Marche Lane, Halfway House

Barn 3 internal area 1,359 sq ft (126 sq m)

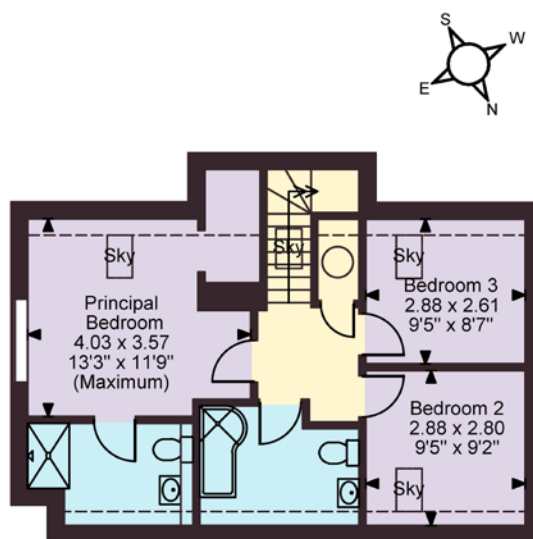
Garage internal area 302 sq ft (28 sq m)

Total internal area 1,661 sq ft (154 sq m)

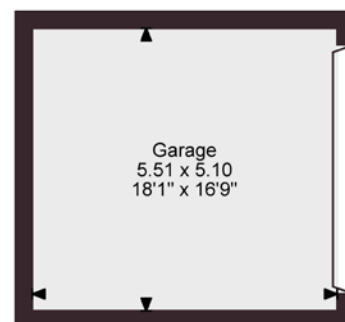
Utility
3.68 x 1.90
12'1" x 6'3"



Barn 3 Ground Floor



Barn 3 First Floor



Barn 3

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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