

4 Manor Barns
Marche Lane, Halfway House, Shrewsbury



Strutt
& Parker

Land and property. Since 1885.

A wonderful three bedroom newly converted Grade II listed barn boasting a generous 35 metre rear garden, ground floor bedroom and two en suites

4 Manor Barns, by renowned developer Castillion Homes, has been thoughtfully designed and is beautifully presented. It enjoys flexible 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 and two en suites.

Approached by an oversized glazed front door, the entrance hall with handy storage cupboard leads to the spacious 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 bedroom three which has a door to the rear garden; the sitting area has a log burner with attractive exposed brick surround and hearth, and double opening doors give access to the large rear garden. Within the inner hallway, stairs lead to the first-floor landing, utility room and downstairs shower/cloakroom with tiled floor and LED mirror. Wood flooring flows throughout the downstairs accommodation, as well as a wealth of exposed ceiling timbers and brickwork.

The first floor landing with exposed timbers gives access to the remaining two bedrooms. The impressive principal bedroom with a plethora of exposed timbers has a range of built-in wardrobes; its en suite has a bath incorporating a shower and screen, tiled floor, radiator, heated towel rail and LED mirror. Bedroom two also boasts exposed timbers and benefits from an en suite consisting of a corner shower, tiled floor, radiator and heated towel rail.



The generous rear garden, which measures approximately 35 metres deep by 10 metres, enjoys an ample brick block paved patio; steps between an attractive stone wall lead up to the lawned area. There is also an outside tap and courtesy light; the air source heat pump is positioned to the rear of the barn. 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.

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: B
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/>

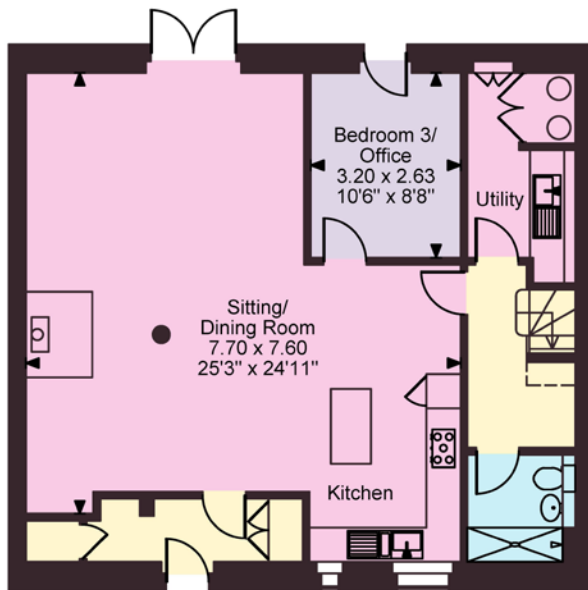
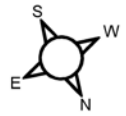
Agents Notes: Please note that the driveway is shared with the neighbouring dwellings, the upkeep of the driveway will be the responsibility of all parties and is covered within the service charge along with the water treatment plant and communal areas. A section of the garden is classed as agricultural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

1,374 sq ft (128 sq m)
1 reception oom
3 bedrooms
2 Shower/bathrooms
Generous gardens
Two allocated parking spaces
Freehold | Village location

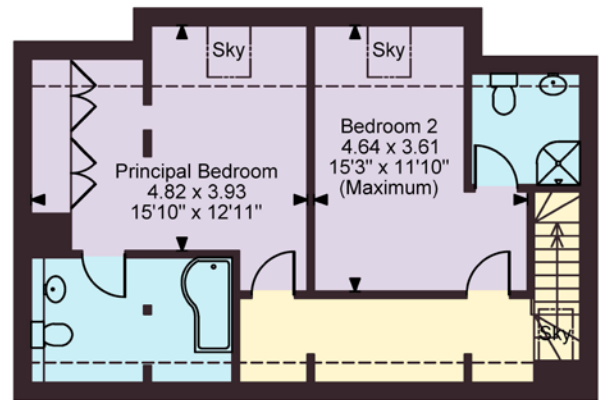
Guide price £425,000



Manor Barns, Marche Lane, Halfway House
Barn 4 internal area 1,374 sq ft (128 sq m)



Barn 4 Ground Floor



Barn 4 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

© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8701769/CTV

Strutt & Parker, West Midlands New Homes

Theatre Royal, 14 Shoplatch, Shrewsbury, SY1 1HR

01743 284200 | westmidlandsnewhomes@struttandparker.com



@struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements and specifications are approximate, are not necessarily to scale and may be subject to change. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Some images may be Computer Generated Images, are indicative only and may differ from the final build product. 4. Images may be of the show home rather than the individual unit. 5. Lifestyle images are indicative only. 6. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the vendor. 7. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 8. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. 9. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited, a private limited company registered in England & Wales with company number 04176965 whose registered office is at 10 Harewood Avenue, London NW1 6AA. Photographs taken August 2026. Particulars prepared August 2026.

**Strutt
& Parker**

Land and property. Since 1885.