



# 5 Hall Farms Barns

Minsterley, Shrewsbury, Shropshire



## The Radlith is a fantastic newly converted barn conversion with large walled garden

Forming part of a select development of stunning homes this wonderful barn is located on the fringes of the popular village of Minsterley. This characterful property offers both flexible and spacious living space throughout, while outside it enjoys generous gardens and useful brick built store



**1 RECEPTION ROOM**



**3 BEDROOMS**



**1 BATHROOM**



**DRIVEWAY**



**GENEROUS GARDENS**



**FREEHOLD**



**COUNTRY VILLAGE**



**1,362 SQ FT**



**GUIDE PRICE  
£399,995**



### The property

The barn is an attractive home of around 1362 square feet, providing three fabulous bedrooms and a wealth of beautifully presented living space over two floors. Whilst boasting characterful features including exposed wall and ceiling timbers the property has stylish modern fittings including well equipped kitchen, stylish bathroom, vehicle charging point and intruder alarm.

The spacious entrance hall with Amtico flooring leads to the fabulous kitchen/dining/sitting room, utility room and bedroom 3, an attractive staircase leads to the first-floor landing. The kitchen/dining/sitting room with vaulted ceiling is definitely the heart of this property, the kitchen area has a range of wall and base units and silestone work surfaces, integrated appliances include ceramic hob with extractor fan, electric double oven, microwave, dishwasher and upright fridge freezer – double opening doors lead into both the rear and front gardens with patios which are ideal for outside dining and entertaining. There is a separate utility room and cloakroom accessed from

the welcoming entrance hall, bedroom 3 is also on the ground floor and has a door leading to the rear garden.

On the first floor there are two wonderful bedrooms both of which boast exposed timbers, there is also a modern three-piece family bathroom with tiled flooring and handy good sized storage cupboard.

### Outside

The generous walled garden at the front of the property is turfed and has a patio and courtesy lighting; a pathway gives front access to the driveway for two cars and brick-built garden store with electric and sockets, there is also a vehicle charging point. The rear garden which is mainly laid to lawn has courtesy lighting and a pathway giving rear access.



## Location

Nestled in the heart of Shropshire's rolling hills, the village of Minsterley offers a rural lifestyle while being only about 10 miles from the historic county town of Shrewsbury, which has an abundance of excellent independent shops and cafes as well as supermarkets and leisure facilities. Minsterley itself offers a range of amenities including a public house, garage/ convenience store, butchers, takeaways and primary school. The neighboring village of Pontesbury offers a nursery, primary and secondary school, medical practice, dentists, a parade of small shops and a Co-Op. There is an abundance of fabulous walks on the doorstep as well as numerous sporting pursuits.

The A5 at Shrewsbury gives access to the nearby M54 link providing convenient access to the Midlands motorway network and regional hubs.

## Distances

- Shrewsbury 10 miles
- Church Stretton 13 miles
- Oswestry 24 miles
- Ludlow 30 miles
- Birmingham 55 miles

## Nearby Stations

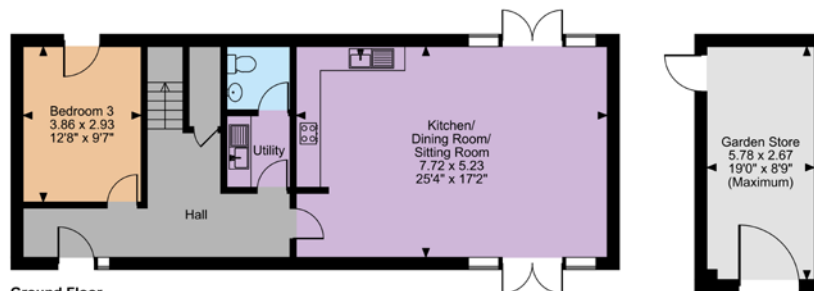
- Shrewsbury
- Church Stretton

## Nearby Schools

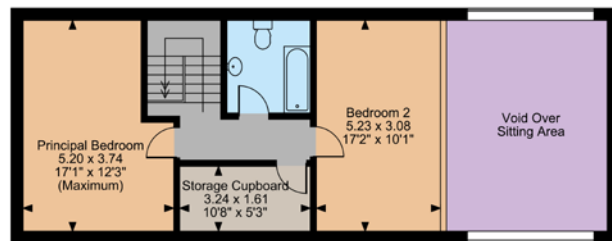
- Prestfelde Preparatory
- Shrewsbury School
- Mary Webb
- Concord College
- Minsterley Primary School
- Pontesbury C of E Primary School







Ground Floor



First Floor

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

House internal area 1,362 sq ft (126 sq m)

For identification purposes only.

## Directions

Post Code SY5 0AD

what3words: ///leathers.shifts.invest

## General

Local Authority: Shropshire County Council

Services: Mains gas fired heating, mains water, electric and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Unallocated

EPC Rating: C

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

Wayleaves 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.

Warranty: NHBC -10 years

Agents Note: There will be a management charge per dwelling of around £350 per annum to contribute to the communal areas/services - please consult with your solicitor for verification.



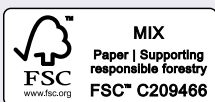
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