



Barn 2, Hopton

Nesscliffe, Shrewsbury, Shropshire

An impressive newly converted four-bedroom barn conversion with lovely country views

This fabulous barn conversion is nestled in the beautiful Shropshire countryside between the historic towns of Shrewsbury and Oswestry. Offering spacious and airy accommodation throughout the barn also boasts air source heating, generous gardens and double width car barn.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



DOUBLE WIDTH CAR BARN



GENEROUS GARDEN



FREEHOLD



SEMI-RURAL



2,002 SQ FT



**GUIDE PRICE
£725,000**



The property

This wonderful barn conversion has been thoughtfully designed and is beautifully presented, ideal for today's modern living. The property which has accommodation over two floors benefits from modern fixtures and fittings including zoned underfloor heating to the ground floor, air source heating, stylish kitchen, modern bathroom and en suite.

The welcoming entrance leads directly into the impressive open plan kitchen/dining/family room which is definitely the heart of this wonderful family home. The stylish kitchen with limestone flooring offers shaker style wall and floor units with quartz work surfaces and separate island which incorporates a breakfast bar, drawers, storage cupboards and shelving. The modern appliances consist of an induction hob with integrated extractor fan, two Neff ovens and Bosch dishwasher. There is an attractive oak staircase which leads to the first-floor landing and openings to the sitting room and utility room, double opening doors from the dining area lead to the garden and generous patio, ideal for entertaining

and alfresco dining. The utility room has limestone flooring, eye and base level cupboards with quartz work surfaces and further appliance space, there is also a neighbouring cloakroom – an attractive feature arched door gives access to a paved terrace. The double aspect sitting room has a feature log burner with attractive surround, two sets of double doors lead to the garden.

The attractive landing has a plethora of exposed beams and leads to all four bedrooms and family shower room. The impressive principal bedroom boasts wonderful country views, vaulted ceiling and exposed wall and ceiling timbers, it also benefits from a fabulous four piece en-suite consisting of a stand-alone bath, double width shower with rainfall shower head, two wash hand basins with cupboards under and attractive LED mirror above and vertical slimline radiator. The stylish family shower room consists of a full width shower with rainfall shower head, wash hand basin with cupboards under and heated towel rail. All of the four bedrooms and family shower room have wonderful vaulted ceilings with exposed timbers.



Outside

The generous rear garden which measures around 23 metres deep by 44 metres maximum wide has wonderful views across a pretty paddock, it has a full width paved patio which extends to all sides of the property there is power and courtesy lights and an outside tap. There is an additional paved terrace area to the other side of the barn which measures about 16 metres by 3 metres and is enclosed by attractive horizontal wood fencing. The double width car barn has extensive eaves storage space and an associated gravel driveway giving parking for several cars. The Samsung air source heat unit is located in the rear garden

Location

The pretty village of Hopton is surrounded by some of the most stunning English countryside and is close to Nescliffe Country Park and the Cliffe so there are several fabulous walks on the doorstep. The larger village of Nescliffe is stone's throw away and enjoys an active village hall, which hosts several events throughout the year, there is also a primary school, local shop and a popular public house - The Three Pigeons.

The historic town of Shrewsbury is about 9 miles away; within the characterful town centre there is an abundance of excellent independent shops and cafes as well as supermarkets. 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

A regular rail service to London is accessible at Shrewsbury Station whilst the A5 links through to the M54 and the National motorway network beyond. International airports are available in Birmingham, Liverpool and Manchester.



Distances

- Nesscliffe 0.8 miles
- Baschurch 4 miles
- Shrewsbury 9 miles
- Oswestry 10 miles
- Chester 34 miles
- Aberdovey 62 miles

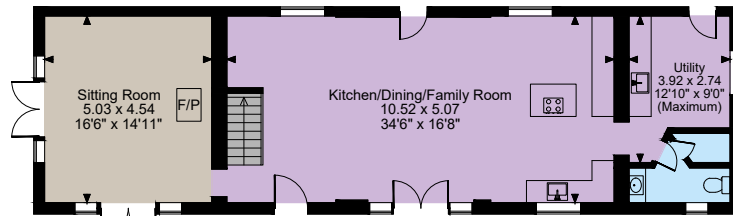
Nearby Stations

- Shrewsbury

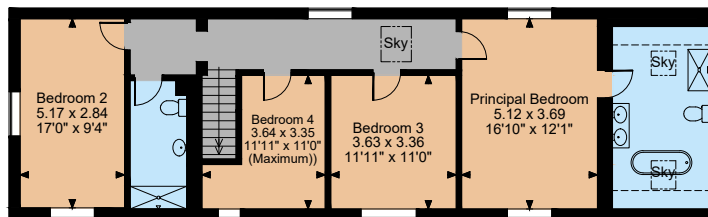
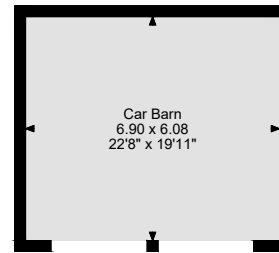
Nearby Schools

- Adcote School for Girls
- Packwood Haugh
- Ellesmere College
- Moreton Hall
- Oswestry School
- Shrewsbury School
- Shrewsbury High School for Girls
- Corbet School





Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
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Floorplans

House internal area 2,002 sq ft (186 sq m)

Car Barn internal area 452 sq ft (42 sq m)

Total internal area 2,454 sq ft (228 sq m)

For identification purposes only.

Directions

Post Code SY4 1DG

what3words: ///brambles.copes.cheek

General

Local Authority: Shropshire County Council

Services: Air source heating, mains water and electric, private water treatment.

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.

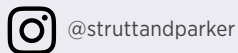
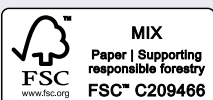
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Warranty: London Belgravia Group – 10 years

Agents Notes: Please note that the driveway is shared with one other dwelling and neighbouring parcel of land, the upkeep of the communal area will be the responsibility of all three parties - please consult with your solicitor for verification.



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