

The Swallows Horton, North Shropshire



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A beautifully converted and extended barn offering flexible modern living, complemented by extensive equestrian facilities, stables and expansive grounds in a peaceful rural Shropshire setting.

The Swallows is an exceptional residence, meticulously converted and extended to create a spacious and contemporary home. The property extends to approximately 2,800 sq ft of light-filled accommodation arranged over two floors.

The ground floor flows from a welcoming reception hall into a series of versatile living spaces. At its heart is a modern, light-filled kitchen, perfectly designed for both family life and entertaining. It features cream Shaker-style cabinetry, complemented by a central wooden island with breakfast bar seating, together with a range cooker and extractor above, integrated appliances, and ample worktop space. The kitchen opens seamlessly into a wooden floored dining and living area, where bi-folding doors connect the interior with the garden, creating a sociable open-plan layout ideal for everyday living and entertaining. Further accommodation includes generous sitting and dining rooms, both with direct access to the outside, as well as a spacious snug and a well-proportioned private office. The utility room and WC complete the ground floor accommodation. Upstairs, the accommodation continues to impress with four well-appointed bedrooms offering comfort and style. The principal suite is a particular highlight, benefiting from an en suite shower room and access to a private balcony, providing an ideal vantage point from which to enjoy the surrounding countryside. A family bathroom completes the first floor.

The property is approached via a wide gravel driveway through a wooden farm-style gate, framed by established trees, hedging and planting that create a strong sense of privacy. The grounds are extensive and include well-maintained paddocks with two field shelters and mains water troughs, a manège with mirrors and a large carport with additional storage.

2,798 sq ft (260 sq m)

4 reception rooms

4 bedrooms | 2 bathrooms

Stables and manège

6.4 Acres

Freehold | Rural

Guide price £950,000



The beautifully maintained gardens feature a generous patio area, ideal for outdoor dining and relaxation while enjoying the rolling rural views. Additional outbuildings including stables with automatic waterers, lighting and power sockets, along with a tack room, make the property ideally suited to equestrian use with the gardens and grounds extending to 6.4 acres in total.

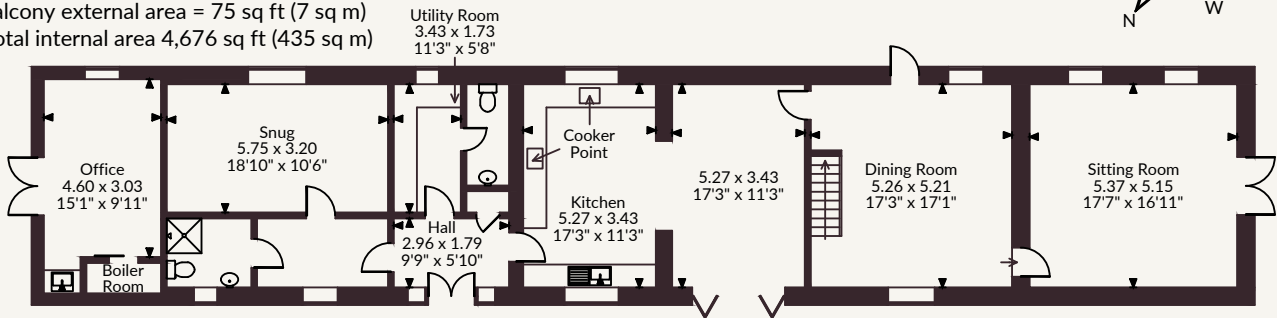
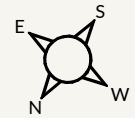
Location
The Swallows enjoys a peaceful setting in the small village of Horton, close to the historic market town of Wem. The surrounding Shropshire countryside provides extensive opportunities for walking, cycling and outdoor pursuits, with the Shropshire Hills Area of Outstanding Natural Beauty within easy reach. Wem offers a good range of everyday amenities, including independent shops, cafés, pubs and restaurants, alongside supermarkets and leisure facilities. Larger centres such as Shrewsbury, Whitchurch and Telford provide a broader choice of retail, cultural and recreational opportunities. The area is well regarded for schooling, with a selection of respected state and independent schools nearby, including Ellesmere College, Shrewsbury School and Moreton Hall. Transport connections are convenient, with Wem railway station offering services to Shrewsbury and Crewe, linking onwards to Birmingham, Manchester and London, while road access via the A49 and A5 provides routes to the wider motorway network.

Postcode region: SY4

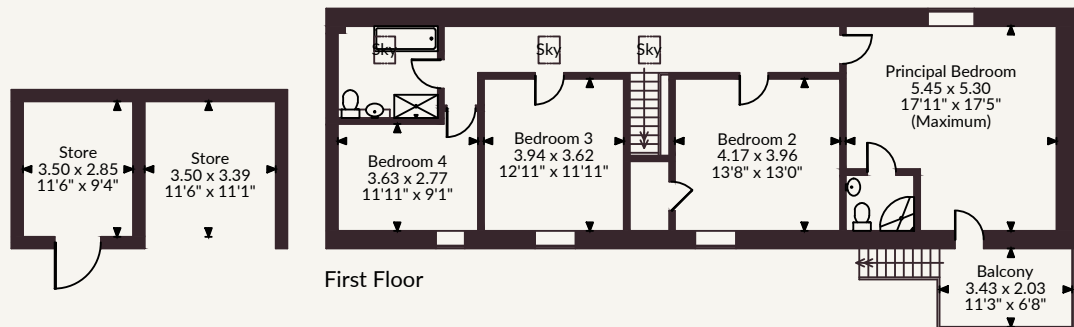
General
Local Authority: Shropshire Council
Services: Mains electricity and water, oil fired central heating. Private drainage that we understand complies with current regulations.
Council Tax: Band F
EPC Rating: D
Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



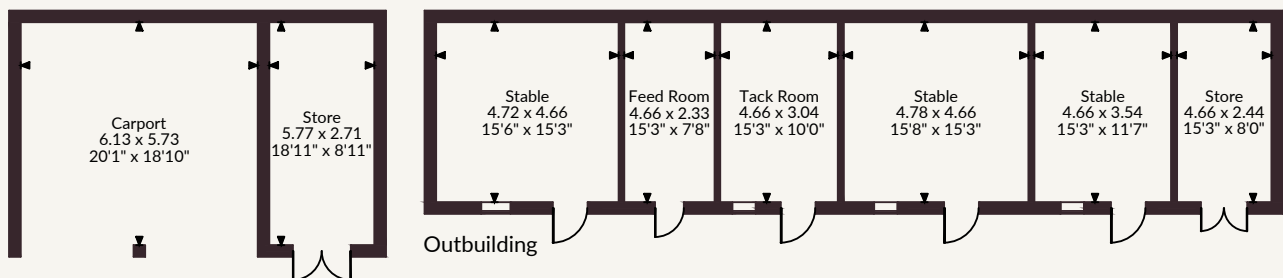
The Swallows Horton, Wem
 Main House internal area 2,798 sq ft (260 sq m)
 Carport internal area 381 sq ft (35 sq m)
 Outbuildings internal area 1,497 sq ft (139 sq m)
 Balcony external area = 75 sq ft (7 sq m)
 Total internal area 4,676 sq ft (435 sq m)



Ground Floor



First Floor



Outbuilding

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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