



Hall Farm
Barns
Minsterley

A village development of
luxury three bedroom
barn conversions



 Shingler
Homes

House types

3 bed

- The Adstone

Barn 8
- The Caradoc

Barn 9



Hall Farm
Barns
Minsterley

welcome

I am delighted to share with you our latest development of 2 stunning barn conversions located in the picturesque village of Minsterley.

Minsterley is a rural South Shropshire village, located approximately 10 miles south-west of Shrewsbury and 15 miles to both the historic town of Welshpool and the market town of Church Stretton. This fantastic location is perfect for those looking to embrace a rural way of life without compromising on local amenities and good road links.

Shingler Homes are a family owned and run business dedicated to building new homes to the highest standards on smaller, exclusive developments. We pride ourselves on offering a superior level of customer service and have a genuine commitment to making your homebuying experience as easy and stress-free as possible. We look forward to welcoming you to this beautiful part of Shropshire.

A handwritten signature in black ink, appearing to read "J Shingler".

Jeremy Shingler
Managing Director



The location



A stunning collection of barn conversions

Set in the beautiful village of Minsterley, Hall Farm Barns is a stunning collection of barn conversions. The village offers a range of amenities including a local pub, garage/convenience store and takeaway outlets.

Minsterley Primary School, Minsterley Fire Station and Malthouse veterinary surgery are also great facilities to have on your doorstep.

Only 1 mile away is the neighbouring village of Pontesbury, which offers a nursery, primary and secondary school, a medical practice and dentist, sports facilities as well as a variety of small shops and businesses.

The local area offers a fantastic backdrop to explore the Shropshire Hills, a designated area of natural beauty, providing some of the most breath-taking

views that can be explored by foot, or on one of the many local cycle routes.

There is much more to explore locally, Hall Farm Barns is approximately 10 miles from Shrewsbury, the thriving county town of Shropshire, a vibrant medieval town with winding old streets and fascinating buildings offering an abundance of local shops and eateries.

Local bus services operate within the area providing transport into Shrewsbury. The cities of Birmingham and Chester can also be reached via the A49 and A5 onto the M45.

Minsterley is a fantastic location for those who need amenities close by whilst also providing a gateway to the stunning Shropshire countryside.

Three bedrooms

The Adstone Barn 8

Three bedroom end-terrace barn conversion



The Adstone is a characterful single-storey barn conversion, thoughtfully designed to combine traditional charm with modern living. The welcoming entrance hall leads into a spacious open-plan kitchen, dining and living area, complete with French doors that open onto the private garden, creating a light and airy space ideal for entertaining and everyday life.

The hallway provides access to the principal bedroom, which benefits from its own en-suite shower room. There are two further well-proportioned bedrooms, both served by a family bathroom, offering flexible accommodation for families, guests or a home office.

Artist's impression of Barn 8

Key Details & Measurements

1081 sqft

Ground Floor

(W X L)

Entrance

1.10m x 2.64m

Kitchen

3.81m x 2.79m

Dining/Living Area

5.01m x 6.23m

Hallway

2.03m x 1.90m

Bedroom 1

4.58m x 3.24m

En-suite

2.87m x 1.54m

Bedroom 2

3.87m x 2.65m

Store

0.62m x 0.80m

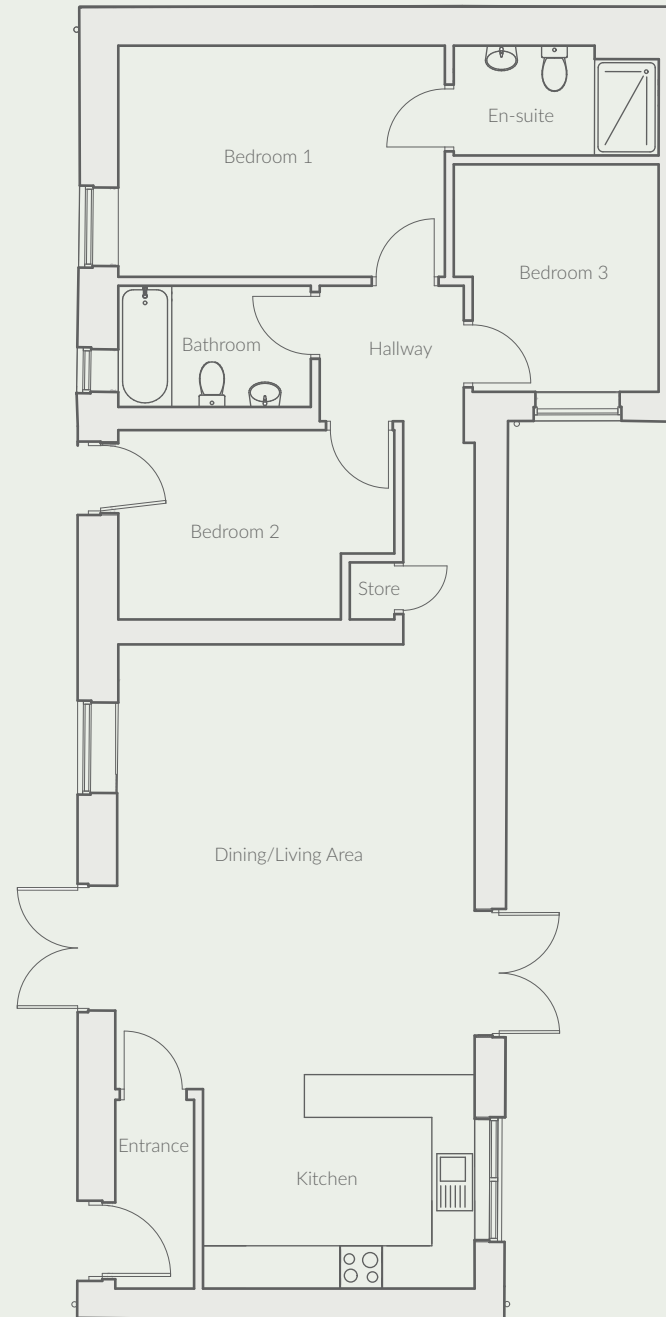
Bedroom 3

2.87m x 3.19m

Bathroom

2.70m x 1.70m

All dimensions to be considered maximum



Three bedrooms

The Caradoc Barn 9

Three bedroom mid-terrace barn conversion



The Caradoc is a charming single-storey barn conversion, offering a wonderful blend of character and contemporary living. The welcoming entrance opens directly into a spacious open-plan kitchen, dining and living area, creating a bright and sociable heart to the home.

An inner hallway leads to the principal bedroom, which benefits from a dedicated en-suite shower room and useful storage area. Two further well-proportioned bedrooms are served by a stylish family bathroom, providing flexible accommodation for families, guests or those looking for additional workspace.

Artist's impression of Barn 9

Key Details & Measurements

913 sqft

Ground Floor

(W X L)

Kitchen/Dining/Living Area
7.03m x 4.76m

Hallway
8.71m x 1.39m

Store
1.20m x 0.84m

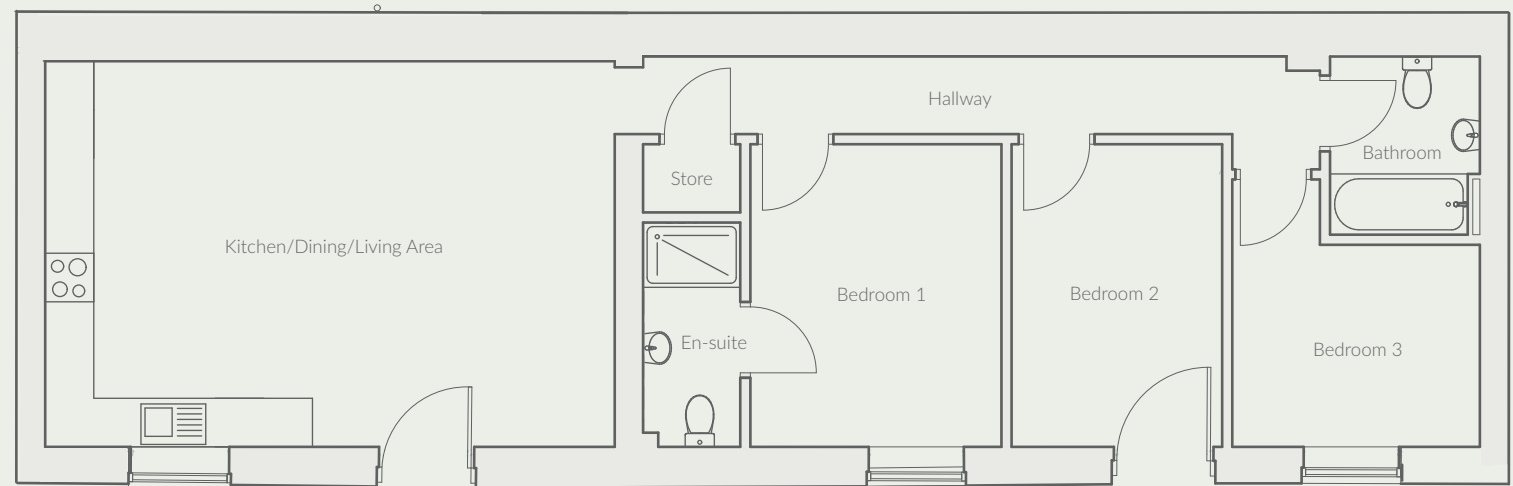
Bedroom 1
3.10m x 3.73m

En-suite
1.20m x 2.77m

Bedroom 2
2.60m x 3.73m

Bedroom 3
3.08m x 3.30m

Bathroom
1.85m x 2.20m



All dimensions to be considered maximum

Building homes you'll be proud to own



Plots	The Adstone Barn 8	The Caradoc Barn 9

Kitchen

Choice of quality fitted kitchen units	✓	✓
Built in double oven and induction hob		
Built in double oven and electric ceramic hob	✓	✓
Built under single oven and electric ceramic hob		
Stainless steel chimney extractor hood	✓	✓
Curved glass extractor hood		
Integrated dishwasher	✓	✓
Plumbing for washing machine	✓	✓
Integrated fridge freezer	✓	✓
Built in Microwave		
Quartz worktops in the kitchen and utility		
Laminate worktops in the kitchen and utility	✓	✓
Chrome mixer taps and stainless steel sinks	✓	✓
Pelmet lighting to kitchen only	✓	✓
Choice of ceramic floor tiles to kitchen and utility (areas specified)	✓	✓
Choice of vinyl flooring to kitchen and utility		

Bathrooms and en-suites

Contemporary white bathroom suites	✓	✓
Contemporary chrome taps	✓	✓
Thermostatically controlled showers	✓	✓
Chrome towel rail radiator in bathroom and ensuite	✓	✓
En-suite to bedroom 1	✓	✓
Shaver point to bathroom	✓	✓
Shaver point to en-suite	✓	✓
Choice of wall tiles	✓	✓
Shower areas fully tiled	✓	✓
All bathrooms half tiled		
Splashback tiling only	✓	✓
Choice of vinyl flooring to bathroom, ensuite, W.C		
Choice of ceramic floor tiles to bathroom, ensuite and W.C	✓	✓

Plots	The Adstone Barn 8	The Caradoc Barn 9

General

Suffolk White doors		
Suffolk Oak doors	✓	✓
Contemporary chrome ironmongery	✓	✓
MDF moulded skirtings and architrave	✓	✓
Fitted wardrobes to bedroom 1		
Fitted wardrobe to bedroom 2		
Softwood staircases and balustrading		
Softwood staircase and spindles with oak hand rail and newel caps		

TV/Broadband/Electrical

TV & Sat points to living room	✓	✓
TV points to kitchen and all bedrooms	✓	✓
Telephone point to kitchen	✓	✓
Doorbell	✓	✓
Digital aerial fitted in loft	✓	✓
Fibre to the premises (FTTP)	✓	✓
Data points to living room and master bed	✓	✓
Chrome sockets above the kitchen worktop		
Downlights to kitchen and all bathrooms	✓	✓
Electric car charging point	✓	✓

Energy saving features

Energy efficient upvc double glazed windows and external doors, composite front door	✓	✓
Natural Gas fired condensing boilers with electronic temperature and zone control	✓	✓
Energy efficient lighting throughout	✓	✓
Cavity, floor, wall and roof insulation to the latest regulations	✓	✓

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Safety & Security

External lights with PIR sensors - front & rear	✓	✓
High security external doors with letterboxes	✓	✓
Lockable windows	✓	✓
Mains connected smoke and heat detection	✓	✓
Intruder alarm		
Build - Zone 10 year warranty	✓	✓
Carbon monoxide detectors where applicable	✓	✓

Parking & External

Block paved drives	✓	✓
Integral single garage		
Detached single garage with garden store		
Electrically operated garage doors		
External Garden Store		
Textured concrete paving slabs to paths and patio	✓	✓
Paths from drives to patio & secondary entrance door	✓	✓
External Cold Tap Rear	✓	✓
Turf front and rear gardens	✓	✓

This brochure is prepared for the guidance only of prospective purchasers and is intended to give a fair overall description of the development and specific plots, however Shingler Homes reserves the right to change or alter the details or specifications where necessary. Any measurements or distances provided are approximate. All computer generated images in this brochure are artists impressions, actual finishes may differ. Please contact our sales executive for further information.

Our new homes are
designed to be lived in





Why choose a Shingler home

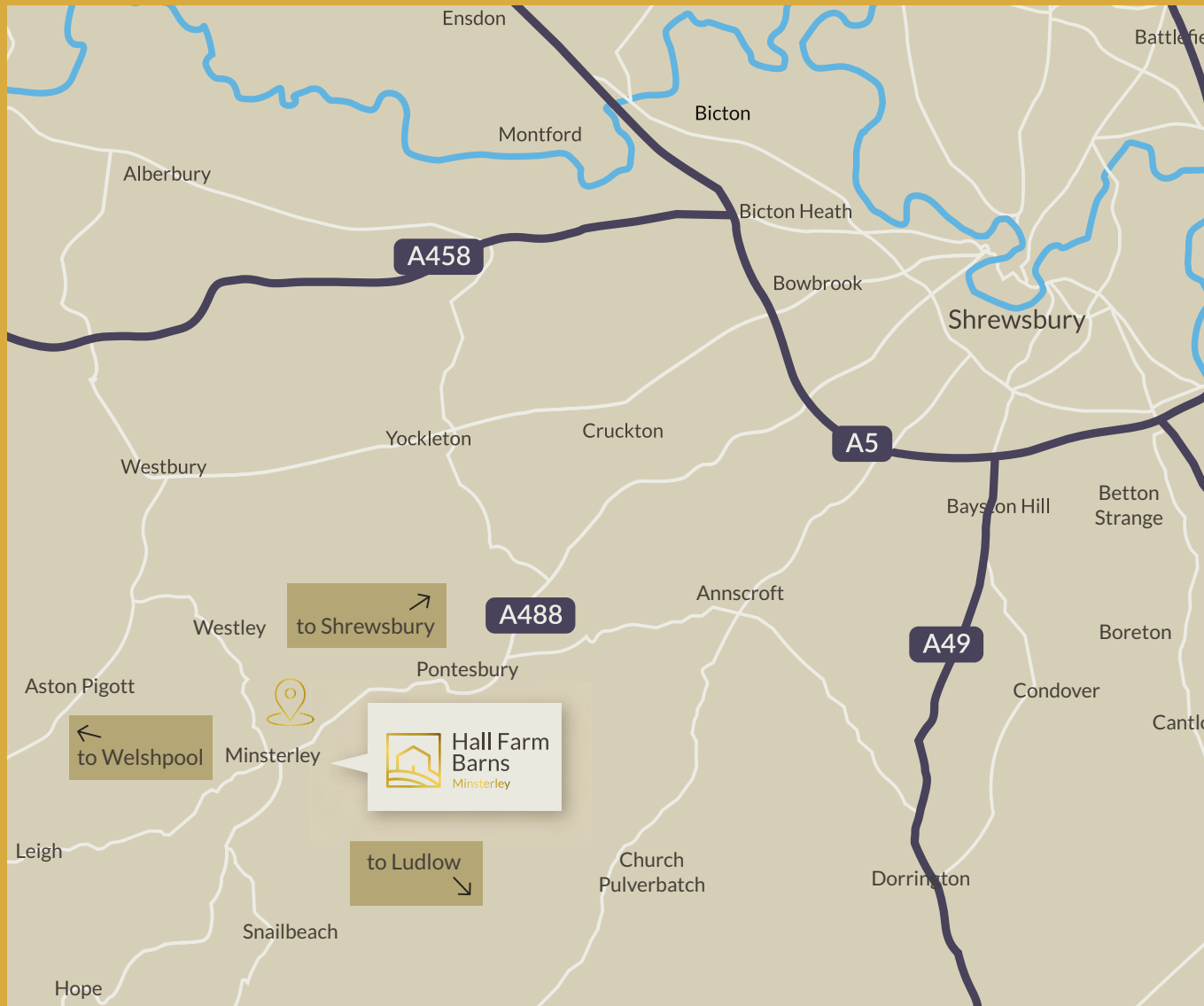
We are a local family owned and run business with an enviable reputation of building high quality homes for over 25 years. We pride ourselves in the personal home buying service we provide to our customers.

Smaller, exclusive developments

We build exclusive developments with individual and attractive house types that are sympathetic to their surroundings. Our homes are designed with an emphasis on light, space, layout and quality fixtures and fittings, both inside and out.

Our development at Hall Farm Barns, Minsterley is no exception.

A beautiful location for your new home...



 SY5 0AD

A personalised home-buying experience...

We're here to help you find your perfect home

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