

# Barn 2, Holt Preen Manor Barns

Plaish, Church Stretton, Shropshire





## A residential development opportunity nestled in the beautiful Shropshire countryside

An exciting project to convert a Grade II listed barn into a fantastic four-bedroom detached family home with wonderful country views, garage and driveway



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**GARAGE & DRIVEWAY**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**1,720 SQ FT**



**GUIDE PRICE  
£295,000**

### The property

Planning consent has been granted for the conversion of a stone barn into a breath-taking family home. When built the property will offer accommodation on two floors of over 1700 square feet and has been designed to take full advantage of the stunning countryside views. The main living area which includes a spacious sitting room, generous kitchen/dining room with neighbouring utility room are all positioned on the first floor. The principal bedroom is also positioned on the first floor and boasts a dressing room and ensuite. There are three bedrooms on the ground floor and a spacious family bathroom.

We understand from our clients that there is both water to site (Severn Trent) and mains electric, dirty water and primary rainwater are connected from the outer walls of the barn and garage to the shared treatment plant.

### Outside

The barn is approached by an attractive long sweeping shared driveway and benefits from a garden

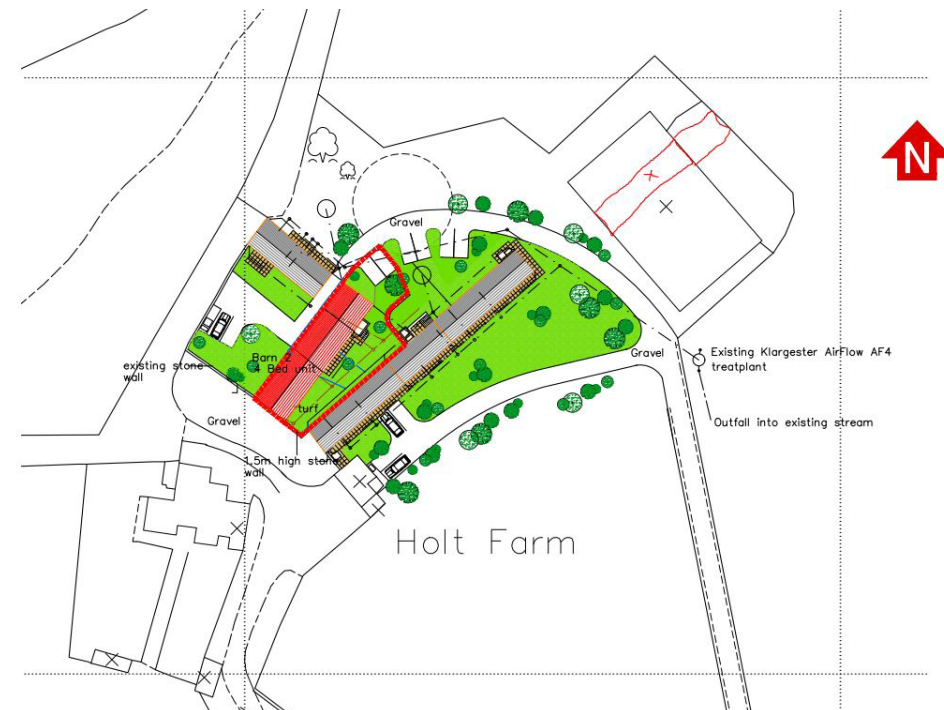
to the front as well as a lawned area behind the garage which is already built and measures over 400 square feet.

### Location

Holt Preen Manor barns are nestled amongst beautiful rolling Shropshire countryside. Plaish is a small hamlet within the Parish of Cardington and close to the pretty market town of Church Stretton with its eclectic range of independent shops, cafes, pubs and restaurants. Its railway station is on the main Cardiff to Manchester line.

The bustling county town of Shrewsbury is easily accessible, offering a wonderful cafe culture and infectious vibrancy, and all the amenities one would expect.

The A5 links to the M54 and national motorway network for commuting to Midland business centre and the M5, M42 and M40. Historic Ludlow is within easy striking distance along with Much Wenlock and Bridgnorth.





## General

**Local Authority:** Shropshire Council

**Services:** Mains water and electric, shared treatment plant.

**Council Tax:** Unallocated

**CIL Liability:** £29,600 (Responsibility of the incoming purchaser)

**Planning Ref:** 24/02805/FUL

**Planning:** Prospective purchasers are advised that they should make their own enquiries of Shropshire Council.

**Agents note:** Please note the barn has a shared driveway and water treatment plant.

There is a management fee of £250 per annum - please consult your solicitor for verification.

Viewings strictly by appointment.

## Distances

- Church Stretton 8 miles
- Shrewsbury 12 miles
- Ludlow 17 miles
- Birmingham 43 miles

## Nearby Stations

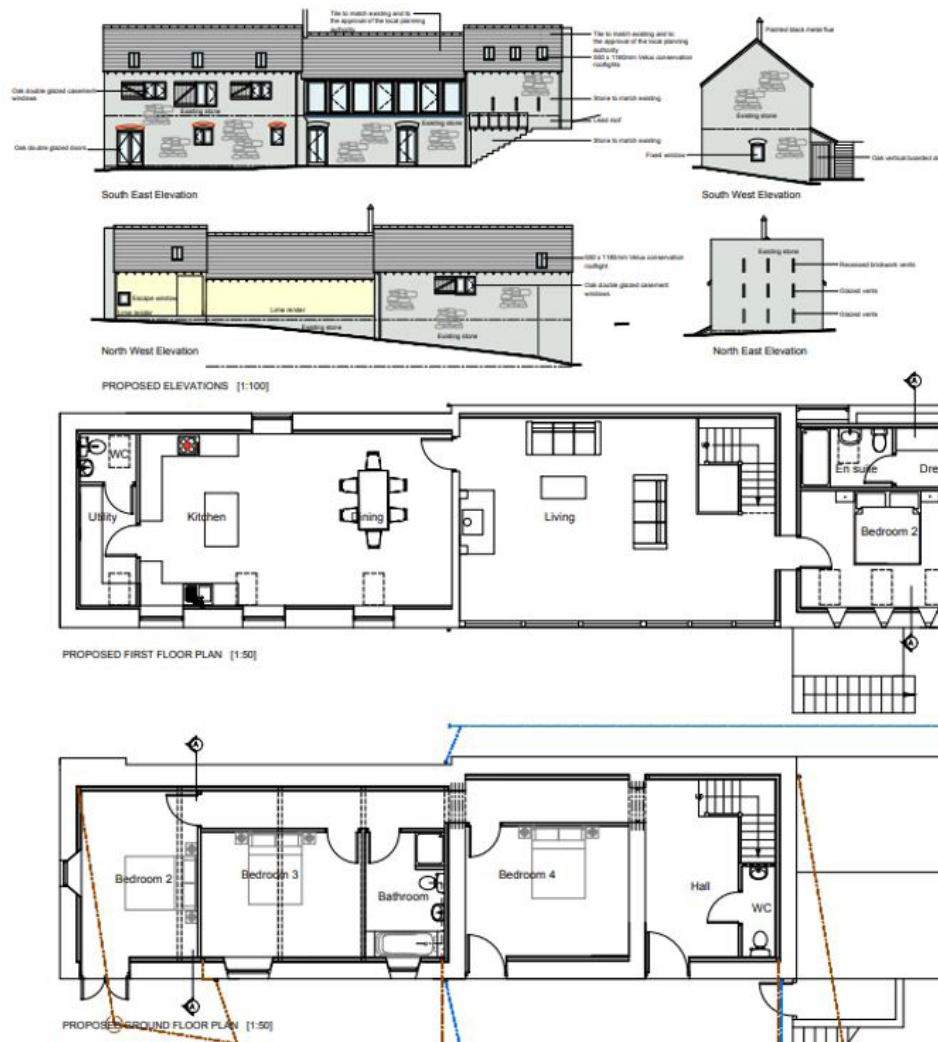
- Church Stretton
- Shrewsbury
- Ludlow
- Craven Arms

## Nearby Schools

- Church Preen Primary School
- Church Stretton School
- William Brookes School
- Concord College
- Lucton School
- Shrewsbury School
- Shrewsbury High School for Girls
- Prestfelde Prep School







## Floorplans

House internal area 1,720 sq ft (160 sq m)  
For identification purposes only.

## Directions

Post Code SY6 7HX  
what3words: /// poppy.isolating.scoop

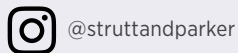
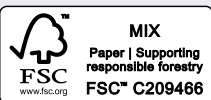
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## West Midland New Homes

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