



The Byre, Acton Lea, Acton Reynald

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# The Byre, Acton Lea, Acton Reynald, SY4 4DR

A wonderful brand new barn conversion offering flexible accommodation, generous 43 metre rear garden, four bay car barn and courtyard

Wem 6 miles, Shrewsbury 11 miles, Telford 19 miles, Chester 34 miles, Birmingham 52

Kitchen/dining/sitting room | Utility room  
3 Bedrooms | Study | En suite shower  
Additional shower room | Cloakroom | Zoned under floor heating | Vaulted ceilings | Exposed timbers | Alarm | Ground source heating | Solar PV system with battery storage | Generous rear garden | Four bay car barn and courtyard  
Electric Gates | EPC Rating A

## The property

The Byre has been thoughtfully designed and is beautifully presented to a very high detail, ideal for today's modern living. The property which has flexible accommodation over one floor benefits from modern fixtures and fittings including zoned underfloor heating via ground source heat pump, well equipped kitchen, alarm, stylish shower rooms, four bay car barn, solar PV system with battery storage and electric gates.

A stylish double glazed aluminium door gives access into the welcoming entrance lobby with vaulted ceiling and leads into the spacious double aspect kitchen/dining/sitting room which also has a vaulted ceiling and a wealth of exposed beams. The well-equipped Kesseler kitchen with LVT flooring, which extends into the dining/sitting room area offers a wide range of wall and floor units with quartz work surfaces. The modern Samsung appliances include an induction hob with extractor fan above, oven, microwave, dishwasher, upright fridge freezer and Quooker tap. There is also an additional central island incorporating a breakfast bar

with cupboard and drawer units under. The generous rear garden and paved porcelain patio is accessed from the dining/sitting room area via oversized aluminium sliding doors, ideal for entertaining and alfresco dining, there are also additional sliding doors giving access to the front courtyard.

The neighbouring rear aspect utility room has an inset sink unit with cupboards under and additional appliance space, a cupboard with sliding doors houses the ground source heating system and hot water cylinder. There is also a cloakroom and door giving access to the rear garden.

The rear aspect study has a vaulted and attractive exposed beams, a door from the study leads to the inner hall way which in turn leads to bedrooms 2 and 3 and shower room, bedroom 2 would make an ideal guest suite as it has views over the rear garden and is adjacent to the separate shower room which includes a full width shower with rain fall shower head and additional hand held attachment, wash hand basin with cupboard under, LED mirror and towel rail.

The principal double aspect bedroom with a vaulted ceiling and exposed beams is positioned to the far end of the barn and once again enjoys views over the rear garden and has a walk-in dressing area, a door gives access to the en suite which consists of a full width shower with rain fall shower head and additional hand held attachment, wash hand basin with cupboards under, LED mirror and towel rail.





## Outside

The generous rear garden which is mainly laid to lawn measures approximately 43 metres (max) deep by 39 metres (max) wide and has a paved porcelain patio, outside tap, power points, courtesy lights and paved/gravel pathway giving side access to front.

The four bay car barn which is approached through electric double opening gates which is located to the front of the barn has exposed internal roof timbers, attractive stone pillars, power and light and outside tap. To the front of the car barn is a spacious gravelled courtyard measuring approximately 15.4 metres by 9.5 metres. The solar panels serving the PV system are located on the roof of the car barn and the system's associated battery is positioned inside.

## Location

Nearby Hadnal (3 miles) offers a range of local amenities to include a primary school, village shop, public house and two restaurants.

Wem offers a further range of amenities, including a supermarket, butchers, bakers, chemist and public houses. A more extensive range of facilities can be found in the County town of Shrewsbury to include a number of bars and restaurants, along with the Theatre Severn and popular Quarry Park where there are a number of events held throughout the year.

The area has a good selection of state and private schools, to include St. Peter's C of E Primary School, The Thomas Adams School, Ellesmere College, Packwood Haugh, Shrewsbury High School and Shrewsbury School. There are good road links to Shrewsbury, Telford and Chester, along with regular train service from Wem, which provides excellent connections to mainline services at Shrewsbury and Crewe.

## Directions

Follow Sat Nav to SY4 4DR

What3Words Lobby.defectors.household



Floorplans  
House internal area 1,361 sq ft (126 sq m)  
Car barn internal area 894 sq ft (83 sq m)  
For identification purposes only.



Ground Floor

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

□ □ □ Denotes restricted head height

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## General

**Local Authority:** Shropshire

**Services:** Mains water, Mains electric plus Solar PV System with battery storage, individual bio treatment tank, Ground source heating.

**Council Tax:** Unallocated

**Tenure:** Freehold

**Guide Price:** £695,000

**Agent's note:** Barns 1,2,4 & 5 are approached via a shared driveway all of which will have access over. The driveway will be owned by barn 2, however we understand that there will be an agreement in place with all 4 barns to contribute to the maintenance and up keep of the driveway and entrance - please consult your solicitor for further verification.

## West Midland New Homes

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