



The Farrowing

Acton Lea, Acton Reynald, Shropshire

An impressive brand-new barn conversion benefiting from renewable energy and boasting an EPC rating of A

The Farrowing forms part of a small select development of fabulous barns and is conveniently nestled between the historic towns of Shrewsbury and Whitchurch. Whilst offering flexible accommodation the property also offers a double width garage with secure office, ground source heating, solar PV system with battery storage and Hikvision CCTV



1 RECEPTION ROOM



3 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



GARDEN



FREEHOLD



RURAL



1,582 SQ FT



**GUIDE PRICE
£675,000**

The property

The Farrowing has been thoughtfully designed and is beautifully presented, ideal for today's modern living. The property benefits from modern fixture and fittings including zoned underfloor heating, ground source heating, solar PV system with battery storage and a comprehensive security system.

The heart of this home is the wonderful double aspect open plan kitchen/dining/sitting which has luxury vinyl flooring, electric log effect fire, attractive vaulted ceiling with exposed beams, oversized floor to ceiling sliding doors give access to the large rear garden which is ideal for entertaining and alfresco dining.

The well-equipped kitchen offers wall and floor units with quartz work surfaces and separate island incorporating a breakfast bar. The modern Samsung appliances consist of an induction hob with integrated extractor fan, oven, microwave, dishwasher and fridge freezer. An inner hallway leads from the kitchen area and gives access to two of the three bedrooms, utility room and cloakroom. The utility room has eye

and base level cupboards, luxury vinyl flooring and additional appliance space. Bedrooms 2 and 3 share a Jack & Jill shower room consisting of a full width shower with rainfall shower and additional attachment, wash hand basin with drawers under, heated towel rail and luxury vinyl flooring. The principal bedroom which benefits from an en suite is positioned to the other end of the barn and has a vaulted ceiling with exposed beams and wall mounted air conditioning unit. Its four-piece suite comprises large walk-in shower with rainfall shower and additional attachment, two wash hand basins with drawers under, bidet, luxury vinyl flooring and heated towel rail.

Outside

The large rear garden which has a generous paved patio is mainly laid to lawn and measures approximately 49 metres (max) in depth – there is also power and courtesy lighting as well as the Fujitsu air conditioning base unit. The property is approached by a secure gate with gravelled pathway to the front door. The double width garage is located to the front of the property and has two electric rollers doors, a

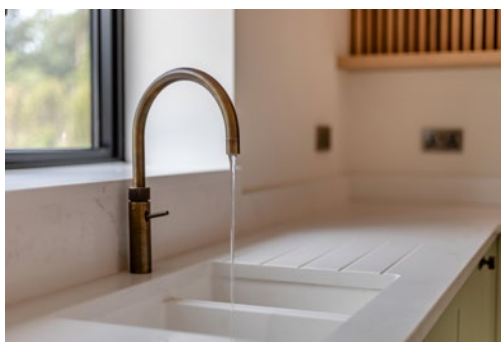


secure door gives access to the home office/workshop with power and light – there is additional parking in front of the garages. The solar panels serving the PV system are located on the roof of the garage and the system's associated battery storage positioned inside.

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.

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.



Distances

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

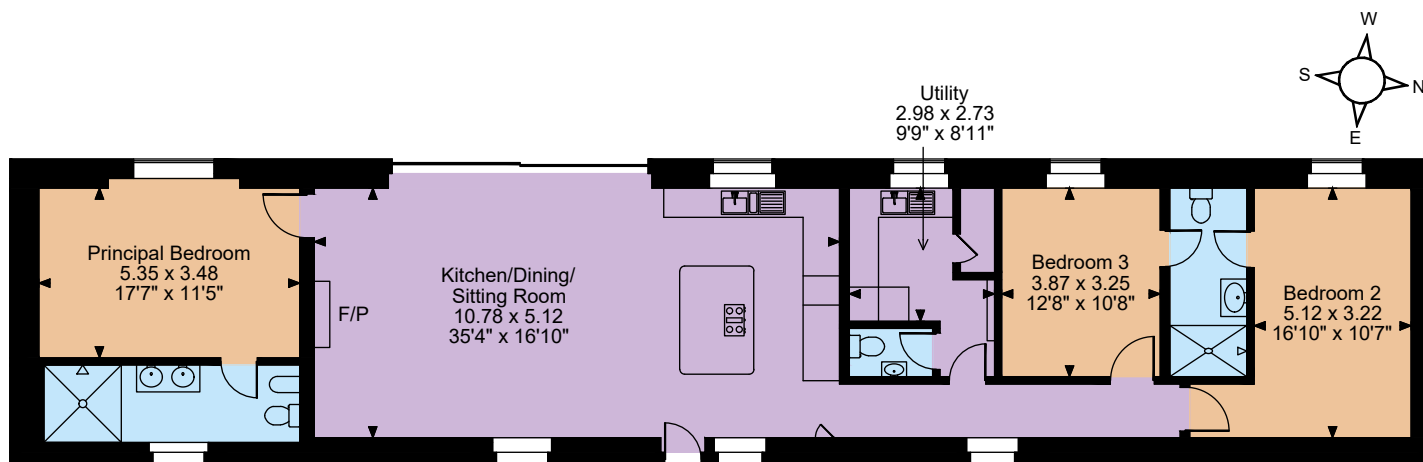
Nearby Stations

- Wem
- Shrewsbury

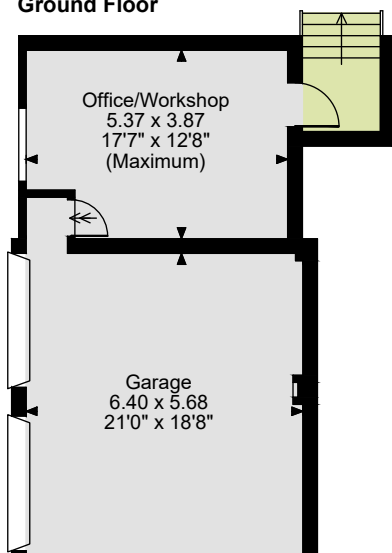
Nearby Schools

- St. Peter's C of E Primary School
- The Thomas Adams School
- Ellesmere College
- Packwood Haugh Prep
- Shrewsbury School
- Shrewsbury High School
- Prestfelde Prep





Ground Floor



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

House internal area 1,582 sq ft (147 sq m)

For identification purposes only.

Directions

Post Code SY4 4DR

what3words: ///sneezed.disco.infringe

General

Local Authority: Shropshire Council

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

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Unallocated

EPC Rating: A

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.

Warranty: ICW - 10 years

Agents 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.

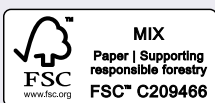
West Midland New Homes

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