



The Hayloft, Acton Lea, Acton Reynald

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The Hayloft, Acton Lea, Acton Reynald, SY4 4DR

A stunning two storey brand new barn conversion with spacious accommodation, generous 49 metre rear garden and detached double width car barn

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

Kitchen/dining/family room | Sitting room
Utility room | 3 Bedrooms | En suite shower
Family bathroom | Cloakroom | Zoned under floor heating | Alarm | Ground source heating
Solar PV system with battery storage | Generous rear garden | Detached car barn | Electric gates
EPC Rating A

The property

Approached by electric gates The Hayloft has been thoughtfully designed and built to a very high standard and detail, ideal for today's modern living. The property which has flexible accommodation over two floors benefits from modern fixtures and fittings including zoned underfloor heating to the ground floor via ground source heat pump, well equipped kitchen, alarm, stylish en suite and bathroom, detached car barn and solar PV system with battery storage.

A stylish double glazed aluminium door gives access into the spacious double aspect kitchen/dining/family room. The well-equipped Kesseler kitchen with LVT flooring, offers a wide range of wall and floor units and shelving 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 units under. The generous rear garden and paved porcelain patio is accessed from the dining/family room area via oversized aluminium sliding doors, ideal for

entertaining and alfresco dining. An attractive oak staircase with automatic inset courtesy lighting leads to the first floor landing.

From the inner hallway, which has a handy cloaks cupboard with fitted shelving and sliding pocket door leads to the utility room, cloakroom and double aspect sitting room.

The 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, a door gives access to the rear garden.

On the first floor there are three bedrooms and family bathroom. The principal double aspect bedroom benefits from a large wardrobe with sliding pocket doors and en suite which consists of a shower with rain fall shower head and additional hand held attachment, wash hand basin with drawers under, LED mirror, radiator and towel rail.

The three piece family bathroom includes a bath with rain fall shower head and additional hand held attachment, wash hand basin with drawers under, LED mirror, radiator and towel rail.

Outside

The rear garden which is mainly laid to lawn measures approximately 49 metres (max) deep by 25.6 metres (max) wide narrowing to 20 metres and has a paved porcelain patio with raised borders and courtesy lights.

The detached double width car barn with attractive stone pillar is approached through electric double opening gates and has eaves storage, power and light and outside tap and is complimented by a large driveway giving parking for numerous vehicles.

The solar panels serving the PV system are located on the roof of the barn and the system's associated battery is positioned within a covered area on the driveway.





Location

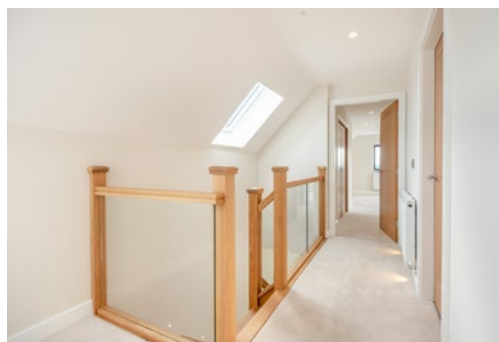
Nearby Hadnal (3 miles) offers a range of local amenities to include a primary school, village shop, public house and two restaurants.

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.

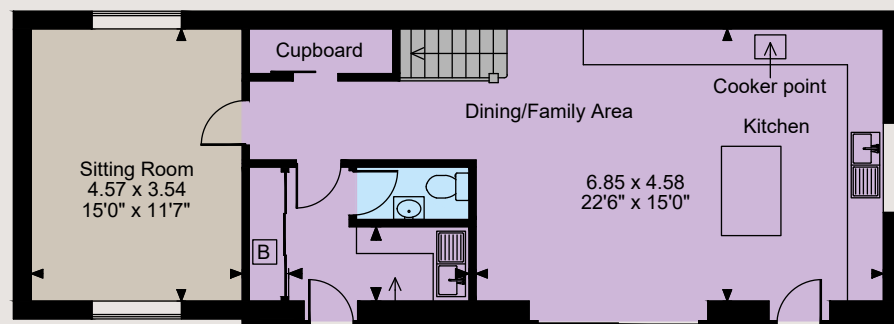
The area has a good selection of state and private schools, to include St. Peter's C of E Primary School, The Thomas Adams School, Ellesmere College, Packwood Haugh, Shrewsbury High School and Shrewsbury School. There are good road links to Shrewsbury, Telford and Chester, along with regular train service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

Directions

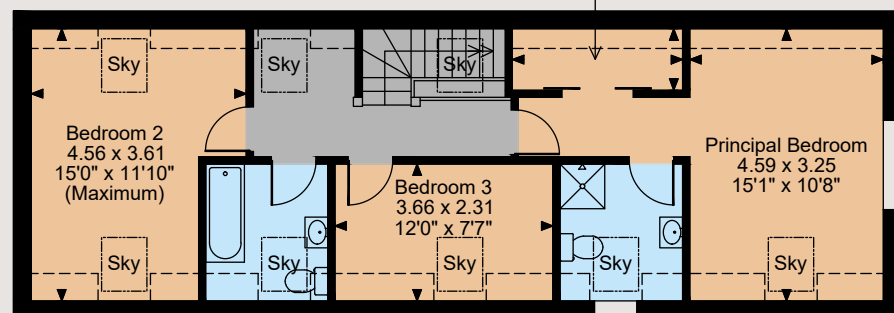
Follow Sat Nav to SY4 4DR
What3Words Lobby.defectors.household



Floorplans
House internal area 1,326 sq ft (123 sq m)
Car barn internal area 430 sq ft (40 sq m)
For identification purposes only.



Ground Floor

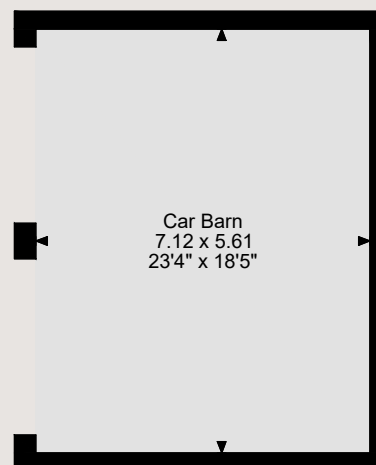


First Floor

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: £635,000

Warranty: ICW - 10 years

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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