



Wisteria Barn, Steel Court, Steel Heath, SY13 3LB

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Offers In Region Of £435,000



- Three Bedroom Barn Conversion
- Full of Character and Charm
- Lovely Rural Location
- Great Size Accommodation

- Fabulous Open Plan Kitchen/Dining/Family Room
- Large Rear Garden
- Brick Paved Driveway
- EPC C, Council Tax Band E



Nestled in a lovely rural setting yet conveniently close to Whitchurch town, this exceptional three bedroom barn conversion seamlessly combines character and contemporary comfort. Steeped in charm, the property boasts exposed beams throughout, creating a warm and inviting atmosphere.

This home provides substantial accommodation extending to just over 2000 square feet in total. Step inside to be greeted by a generously proportioned entrance hall, showcasing stunning engineered oak flooring. This inviting space sets the tone for the rest of the home and a ground floor cloakroom with WC adds practicality, ensuring your guests are comfortably accommodated. The heart of the home is the expansive kitchen/dining/family room, designed to cater to both everyday living and special gatherings. The vaulted ceiling and log burner enhance the sense of openness and warmth while the kitchen itself is a culinary delight, featuring elegant granite worktops and ample space for both cooking and dining. The formal lounge is a cosy retreat, complete with a feature brick fireplace that adds a classic touch to the space. This room is ideal for unwinding after a long day.



Upstairs, the property continues to impress with its thoughtfully designed layout. The master bedroom is a spacious sanctuary, complete with a luxurious en-suite shower room for added convenience and privacy. Two additional double bedrooms offer comfortable accommodations for family members or guests, complemented by a stylish modern family bathroom.



Outside, the property is equally impressive. A brick-paved driveway leads to a large rear garden extending to just under a quarter of an acre with a variety of mature shrubs and trees. The garden includes a greenhouse, shed, and log store, perfect for gardening enthusiasts and outdoor living.



This barn conversion harmoniously blends the character and charm with the convenience of modern living, making it a perfect family home or a serene retreat from the hustle and bustle.



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LOCATION

The property is situated in a rural location approximately half a mile from the village of Tilstock which has various recreational facilities including a local inn, Church, Nursery and Primary School, Village Hall, Park and Bowling Club. The busy market town of Whitchurch is less than 3 miles away offering a variety of local independent shops, schools, supermarkets and other major retailers. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The town of Wem is also about 6 miles away offering further facilities for daily requirements. The larger centres of Shrewsbury, Telford, Wrexham, Chester and Crewe are all within approximately 14 to 26 miles.

AGENTS NOTE

Drainage is via a shared treatment plant. The current maintenance costs for this are approximately £200 per annum. This will be confirmed by solicitors during the pre-contract enquiries.

The driveway into the development is owned by Saulton Brook Barn and there is a covenant in the deeds to say that Wysteria Barn have right of way over this to access their property. Also, any costs for maintenance of the driveway will be attributed to the four properties on the development. This will be confirmed by solicitors during the pre-contract enquiries.

AGENTS NOTE

We are advised that you are not able to park a caravan/motorhome or a commercial vehicle at the property. This will be confirmed by solicitors during the pre-contract enquiries.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains water and electricity are available. Oil fired central heating. Private drainage. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC C. The full energy performance certificate (EPC) is available for this property upon request.

LOCAL AUTHORITY

Council Tax Band E. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

DIRECTIONS

From Whitchurch take the A49 towards Shrewsbury, after Prees Heath roundabout proceed about 1 mile then turn right into Steel Heath Lane. Continue for about half a mile then turn right into Steel Grange Farm and immediately turn left for the barns, carry on through the archway and the property can be found on your left hand side.

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

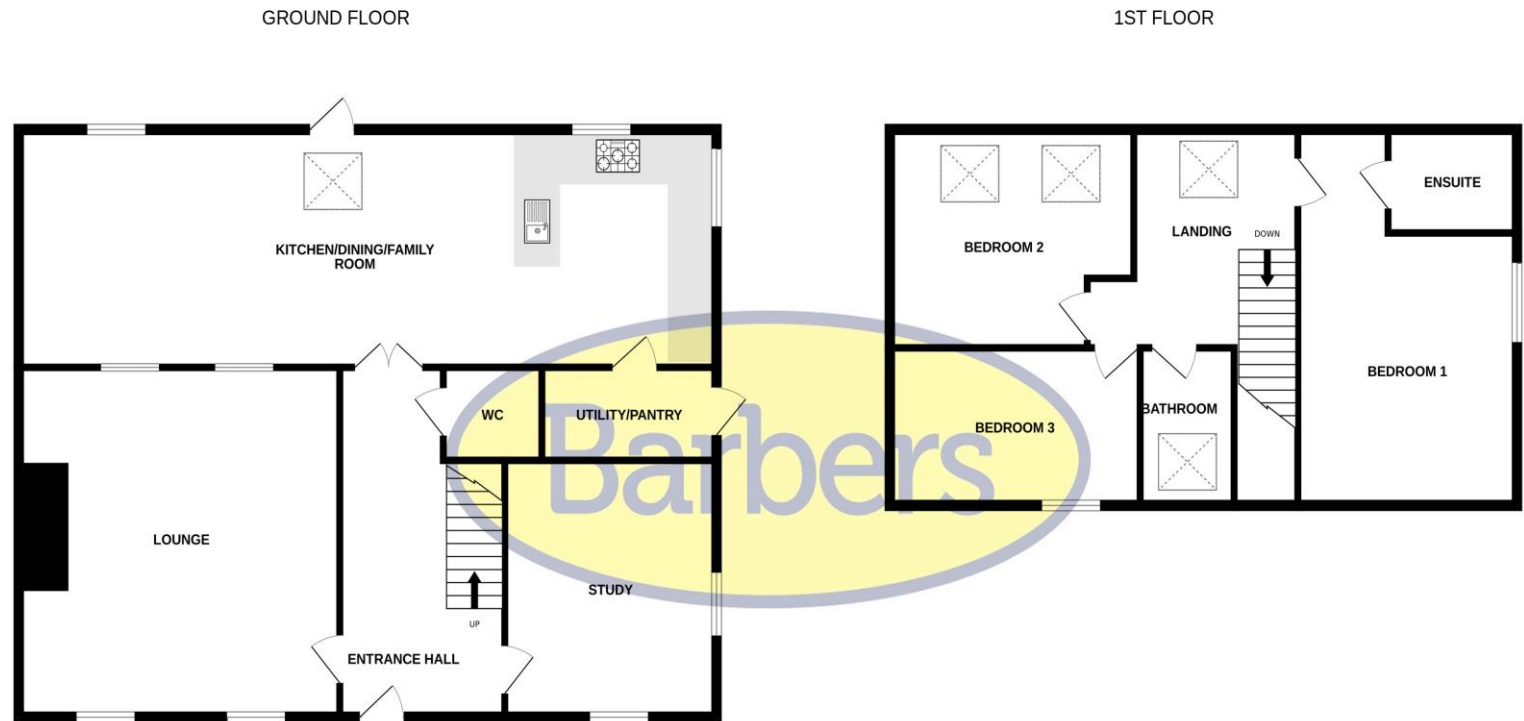
AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

WH36427 120924



- LOUNGE
18' 4" x 18' 3" (5.59m x 5.56m)
- STUDY
11' 6" x 11' 5" (3.51m x 3.48m)
- KITCHEN/DINING/FAMILY ROOM
39' 7" x 12' 3" (12.07m x 3.73m)
- MASTER BEDROOM
19' 4" x 14' 9" (5.89m x 4.5m) max
- BEDROOM TWO
19' 0" x 9' 5" (5.79m x 2.87m)
- BEDROOM THREE
15' 6" x 9' 4" (4.72m x 2.84m)
- FAMILY BATHROOM
8' 8" x 6' 5" (2.64m x 1.96m)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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