



1 Castle Barns, Acton Burnell, Shrewsbury

For the finer things in property.



1 Castle Barns, Acton Burnell, Shrewsbury SY5 7PG

A stunning brand new barn conversion offering spacious accommodation with stunning far reaching views across the Shropshire countryside

Much Wenlock 7 miles, Church Stretton 9 miles, Shrewsbury 9 miles, Telford 14 miles

Kitchen/breakfast room | Living/family room
Utility room | Cloakroom | Ground floor
bedroom | 3 Further bedrooms | 2 En suites
Dressing room | Bathroom | Zoned underfloor
heating to ground floor | Air source heat pump
Polished concrete floors | Gardens | Driveway
Garage & car barn | Alarm | EPC rating TBC

The property

1 Castle Barns is a wonderful newly converted barn which has been tastefully designed utilising modern high specification fixtures and fittings throughout. Whilst boasting both spacious and flexible accommodation the property also offers a plethora of attractive features including vaulted ceilings, exposed brick work and a wealth of exposed timbers. The accommodation of around 2714 square feet over two floors includes zoned underfloor heating via air source heat pump to the ground floor, well equipped kitchen and utility room, stylish bathrooms and en suites. The barn also benefits from a ground floor bedroom and en suite which would be perfect as a guest suite or home office.

The welcoming entrance hall with its attractive polished concrete floor leads to the kitchen, utility room, cloakroom and bedroom 4. An oak staircase gives access to the first floor.

The kitchen by Kenton Jones provides an extensive range of contemporary wall and floor units with quartz work surfaces, complemented

by a separate island with additional cupboard and drawer units and shelving. The kitchen is fully equipped with modern appliances including electric cooker, microwave, American style fridge freezer with ice maker and induction hob with inset extractor fan. The island incorporates a dishwasher and two inset sinks, one benefitting from a Quooker tap. The separate utility room has both eye and base level cupboard units and quartz work surfaces as well as hanging space for coats. The utility room is equipped with a washing machine and tumble dryer. The spacious double aspect vaulted living room/family room has stunning countryside views through the bifold doors which give access to the rear garden, an ideal area for entertaining and alfresco dining. An inset feature fireplace is a focal point of the living room and includes space for a television above with shelving and lighting either side.

Bedroom 4 is located to the left of the entrance hall and benefits from fitted drawers, shelving and hanging space as well as a stylish en suite shower room.

Accessed from the vaulted first floor landing with exposed timbers are three further bedrooms and a family bathroom. The principal bedroom boasts a dressing room and modern en suite consisting of a bath and separate shower. The family bathroom is well equipped with stylish fittings and once again benefits from both a bath and separate shower. All of the rooms on the first floor have attractive vaulted ceilings and exposed timbers.



Outside

To the front of the barn the garden is mainly laid to lawn, a large sweeping gravelled driveway gives parking for numerous cars. From the driveway, estate style double opening gates give access to the rear garden. A garage and car barn are also located to the front of the property. The rear garden which enjoys stunning far reaching country views measures approximately 20 meters wide by 28 meters in depth and has a gravelled terrace which leads to the lawned area.

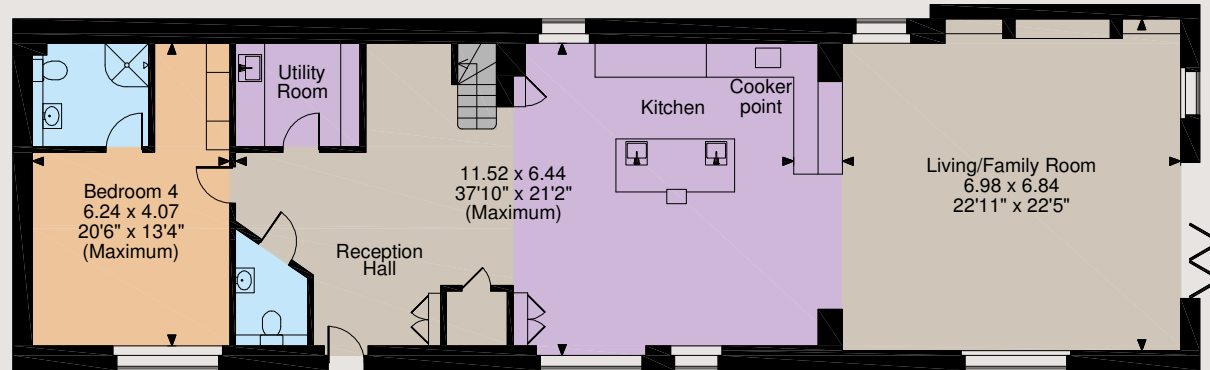
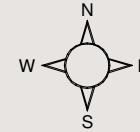
Location

1 Castle Barn occupies a lovely position in the peaceful village of Acton Burnell, a designated conservation village within Shropshire's famous "Golden Triangle". The village benefits from a Post Office, a 16th Century church and a National Heritage castle. Further amenities can be found at Much Wenlock or Church Stretton. The historic County Town of Shrewsbury offers a further range of extensive shopping, leisure and social facilities.

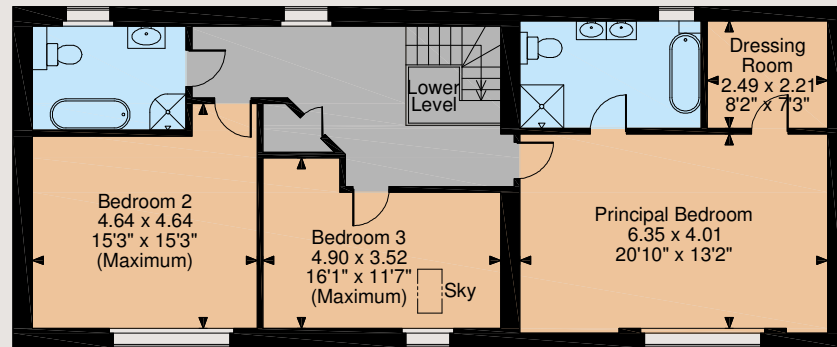
The county has an excellent selection of schools in both the state and private sector, including Longnor C of E Primary School and William Brookes School, as well as noteworthy independent schools of Concord College, Prestfelde, Shrewsbury High School and Shrewsbury School. Road communications in the area are good with the A5 providing road links to the North West via Oswestry, whilst the M54 provides links to Birmingham. Railway stations are at Church Stretton and Shrewsbury.



Floorplans
House internal area 2,714 sq ft (252 sq m)
For identification purposes only.

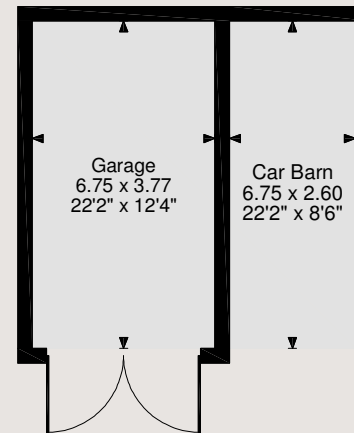


Ground Floor



First Floor

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

What3words: nooks.immediate.inviting

General

Local Authority: Shropshire Council

Services: Air source heat pump, mains water, drainage & electric.

Council Tax: Unallocated

Fixtures & Fittings: Only those items known as fixtures and fittings will be included in the sale.

Tenure: Freehold

Guide Price: £850,000

Warranty: Professional Consultants Certificate - 6 years.

Agents Notes: There is a bridle way access via the shared driveway on the south side of the development. The shared driveway will be owned/overseen by a management company - please consult your solicitor for verification.

Shrewsbury

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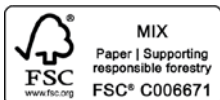
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