



Sally's Barn, Preesgweene Farm, Preesgweene
Oswestry, Shropshire

For the finer things in property.



BNP PARIBAS GROUP

Sally's Barn

Preesgweene Farm

Preesgweene

Oswestry

Shropshire

SY10 7SU

A wonderful four bedroom barn conversion located in a popular north Shropshire Village

Chirk 1.3 miles, Oswestry 5 miles, Wrexham 11 miles, Shrewsbury 22 miles, Chester 23 miles

Kitchen/dining room | Entrance hall | Sitting room | Downstairs cloakroom | 4 Bedrooms En suite | Family bathroom | Air Source heating Underfloor heating | Wood burner | Garden Parking | Plant Room | Outbuilding | Three parking spaces | EPC Rating C

The property

This recently converted barn forms part of a wonderful new development of only three attractive properties positioned on the fringes of a north Shropshire village. The property has been thoughtfully converted and has retained a number of features such as exposed brick walls, beams and flagstone floors whilst offering flexible accommodation of around 1614 square feet over two floors. The barn benefits from modern fixture and fittings including air source heating, attractive kitchen, stylish family bathroom and en suite.

Approached by a glazed front door the welcoming entrance hall with attractive flagstone floor gives access to all of the ground floor rooms, two sets of staircases lead to the first floor landing.

The generous modern kitchen/dining room with attractive flagstone flooring and exposed ceiling beam offers a range of wall and floor units with

quartz work surfaces. There is ample space for appliances including an opening for a American style fridge freezer- a glazed door leads to the front garden.

The sitting room which is carpeted has a wood burner with flagstone hearth and door leading to the front garden.

Two staircases lead to the first floor landing, one giving separate access to the principal bedroom and bedroom 2 and the other staircase to the remaining two bedrooms - all of the bedrooms have been carpeted. The principal bedroom with feature exposed brick wall and timbers and built in wardrobe boasts it's own ensuite consisting of a shower with rain fall shower head and heated towel rail. Bedroom two has a front aspect window and also benefits from a built-in wardrobe.

At the other end of the barn bedrooms three and four share a modern bathroom consisting of a bath incorporating a shower with screen, tiled floor, heated towel rail and Velux window. Bedroom 4 has a built-in wardrobe.

Outside

The garden which is positioned to the front of the barn is mainly laid to lawn, there is a paved patio directly in front of the property with outside courtesy light. A plant room with lighting and a additional outbuilding are both accessed from the patio as well as the air source heat pump. Sally's barn has been allocated three parking spaces.





Location

Weston Rhyn is situated on the edge of the well regarded North Shropshire town of Oswestry and close to Chirk known for its castle and famous Thomas Telford viaduct. Day to day amenities are found in Weston Rhyn, M&S Gledrid Roundabout as well as Chirk and St Martins. Oswestry has an excellent range of local shopping, recreational and educational facilities, and is within easy motoring distance of the larger centres of Shrewsbury and Chester offering further facilities.

There are excellent state and private schools nearby including Moreton Hall, Packwood Haugh, Ellesmere College, Oswestry School and Weston Rhyn Primary.

There is a railway station in Gobowen, providing access to London, whilst the nearby A5/ M54 provides access to Birmingham and the Midlands, along with regional airports at Birmingham, Manchester and Liverpool.

Directions

Follow Sat Nav to SY10 7SU
What3words adjust.unto.framework

General

Local Authority: Shropshire Council
Services: Mains water and electric, air source heat pump, private drainage that we understand complies with current regulations

Council Tax: Unallocated

Tenure: Freehold

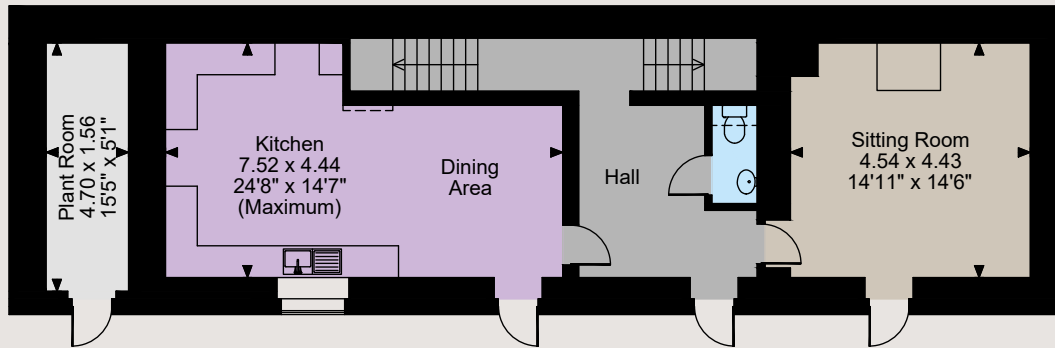
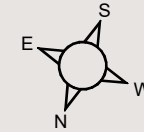
Guide Price: £550,000

Warranty: AHCI - 10 years

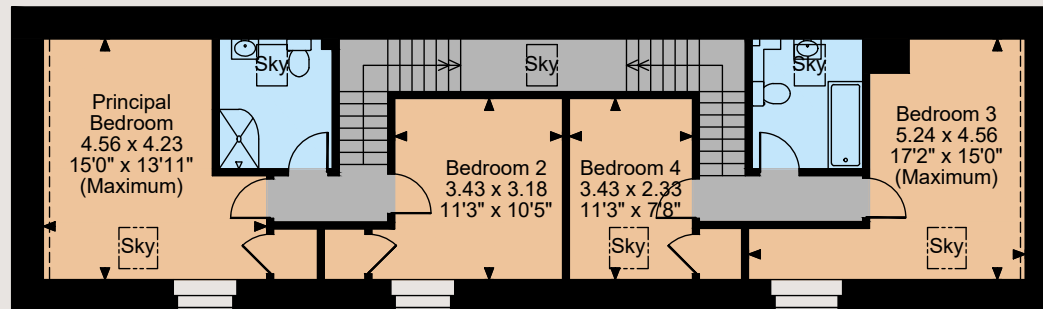
Agents note: Please note that the entrance to the development is shared with two other dwellings and the responsibility for the upkeep of this area will be shared equally between all three properties. The approaching lane is owned by the farmer who has full liability for its upkeep, there is an easement in place granting access for all three properties - please consult your solicitor for further verification.



Floorplans
House internal area 1,614 sq ft (150 sq m)
For identification purposes only.



Ground Floor

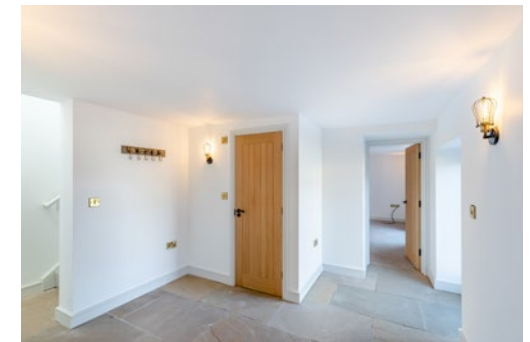


First Floor

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

☐☐☐ Denotes restricted head height

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Shrewsbury

Theatre Royal, 14 Shoplatch, SY1 1HR

01743 284200

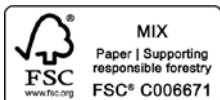
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