



The Byre, Windy Oak Barns, Ellerdine, Shropshire

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BNP PARIBAS GROUP 

# The Byre, Windy Oak Barns

## Ellerdine, Shropshire

### TF6 6RN

A newly converted barn conversion located in the Shropshire countryside with around 2.5 acres, stable and feed store

Shrewsbury 12 miles, Newport 12 miles, Telford 11 miles, Birmingham 44 miles, Chester 38 miles, Liverpool 56 miles

Kitchen/breakfast room | Sitting/dining room  
Utility room | Cloakroom | 3 Bedrooms | En suite  
Bathroom | Underfloor heating to ground floor  
Air source heat pump | Driveway | Gardens  
2.5 acres | Stable & feed store | EPC Rating B

#### The property

The Byre has been thoughtfully and tastefully converted and offers spacious accommodation over two floors incorporating modern specification such as underfloor heating to the ground floor via air source heat pump, well equipped kitchen and stylish bathroom and en suite. The main entrance leads to the welcoming entrance hall with vaulted ceiling and exposed timbers, which in turn leads to the kitchen. An attractive staircase gives access to the first floor.

The kitchen has an extensive range of attractive wall and floor units complemented by a central island with cupboard units under and breakfast bar, it is fully equipped with modern appliances including electric oven, microwave, induction hob with extractor fan above, fridge freezer and dishwasher. Double opening doors give access to the generous rear garden, ideal for entertaining and alfresco dining. A separate utility room is neighbouring the kitchen and benefits from cupboard units, work top and appliance space. A downstairs cloakroom is located off the utility room.

The spacious sitting/dining room is accessed from the kitchen via an attractive exposed timber opening. Three sets of double opening doors give access to both the front and the rear of the property. All three bedrooms can be found on the first floor all of which have vaulted ceilings, exposed timbers and lovely views over the rear garden and wooded copse. The principal bedroom benefits from a modern en suite shower room. There is also a stylish four piece bathroom suite with stand-alone roll top bath and walk-in shower.

#### Outside

The rear garden measures about 15 metres in depth and has wonderful views towards a wooded copse, there is a paved patio with outside lighting and external power point; a gate gives rear access. To the front there is a small courtyard garden with a paved pathway leading to the front door as well as a gravelled driveway for two cars.

In addition to the rear garden there is land of around 2.5 acres with a double width stable, separate feed store, hardstanding and water. The stable is visible from the property.

**There is also an opportunity to purchase additional adjoining land to the paddock.**

Neighbouring Windy Oak Farm have granted access to the paddock, please consult your solicitor for verification.

#### Location

The Byre is situated close to the hamlet of Ellerdine with a village hall and the well reputed Public House. The County Town of Shrewsbury provides a comprehensive range of shopping, leisure & social facilities as well as a number of highly regarded schools including Prestfelde, Kingsland Grange, Shrewsbury School, Shrewsbury High School for Girls and Shrewsbury Sixth Form College. Newport also has a well renowned Grammar school along with a range of shops including a Waitrose super market.



Also within close proximity are The Old Hall and Wrekin College, two further excellent schools as well as Harper Adams University. Road links are very good with both the A5 and A49 providing access north to Chester, east to Telford and south to Ludlow. The M54 is 10 miles away, which gives access to the West Midlands conurbation and the national motorway network beyond. There are train stations available at Wellington, Telford and Shrewsbury.

### Directions

What3words: escalates.between.winemaker

### General

**Local Authority:** Telford & Wrekin Council

**Services:** Mains water and electric, Air source heat pump. Shared private drainage with 6 neighbouring properties, that complies with current regulations.

**Council Tax:** Band to be confirmed

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

**Wayleaves:** The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

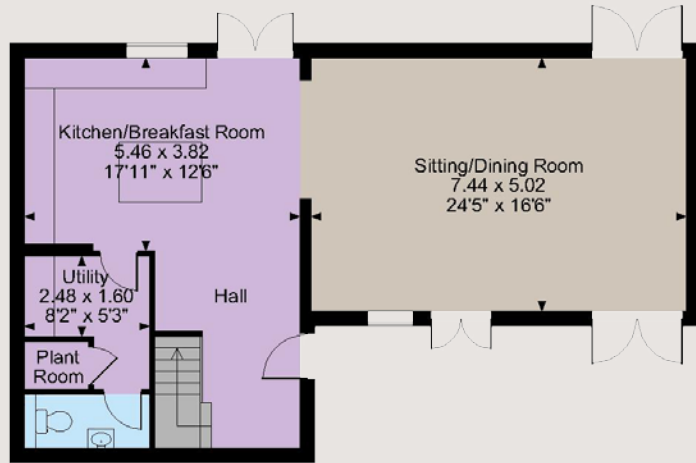
**Tenure:** Freehold

**Offers in excess of:** £625,000

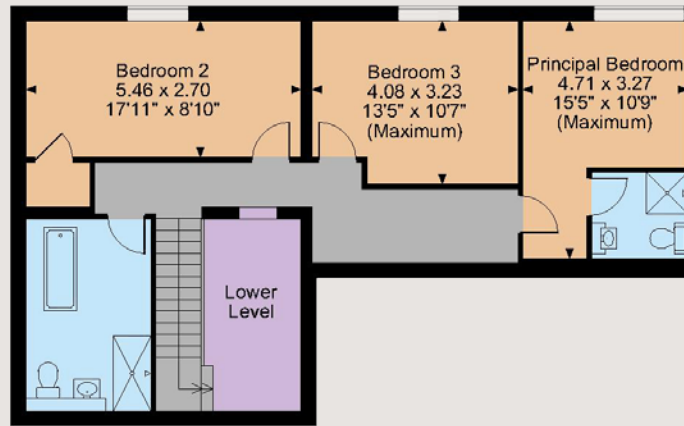
**Agents Notes:** The Byre is accessed via a shared driveway which is owned by neighbouring Windy Oak Farm. There will be a service charge per dwelling in relation to the shared services/driveway. Please consult your solicitor for verification.



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



Ground Floor



First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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## Shrewsbury

Theatre Royal, 14 Shoplatch, SY1 1HR

**01743 284200**

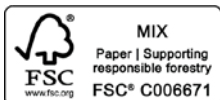
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