



Threshers Barn, Preesgweene Farm , Weston Rhyn
Oswestry, Shropshire

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& PARKER**

BNP PARIBAS GROUP 

Threshers Barn Preesgweene Farm Weston Rhyn Oswestry Shropshire SY10 7SU

A wonderful 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/breakfast room | Entrance/dining hall
Sitting room | Downstairs cloakroom
4 Bedrooms (one en suite) | Family bathroom
Air source heat pump | Wood burner | Under floor heating | Garden | Parking | Detached outbuilding | 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 original features such as arrow slit windows, exposed stone walls and ceiling timbers whilst offering flexible accommodation of around 1734 square feet over two floors. The barn benefits from modern fixtures and fittings including under floor heating via air source heat pump, attractive kitchen, stylish family bathroom and en suite.

Approached by glazed double opening doors the welcoming entrance/dining hall with attractive flagstone floor and exposed brick walls also boasts a feature Charnwood wood burner, stairs lead to the first floor landing. An opening leads to the generous kitchen/breakfast room, both the sitting room and cloakroom are also accessed from the entrance/dining hall. The sitting room which is carpeted has a door leading to the front garden.

The attractive modern kitchen with feature exposed stone and brick walls offers a range of wall and floor units incorporating wine rack and quartz work surfaces, the same flagstone flooring flows from the entrance hall into the kitchen/breakfast room, a door leads to the front of the property.

The expansive landing with attractive exposed stone wall and Velux windows gives access to all four bedrooms and family bathroom.

The modern four piece family bathroom includes feature bath, wash hand basin with cupboards under, separate wet shower with rainfall shower head, heated towel rail, tiled floor, attractive stone wall, ceiling timbers and Velux window.

The principal bedroom which is carpeted boasts an en suite, exposed stone wall and ceiling timber, the en suite consists of a full width shower, tiled floor, heated towel rail and Velux window. The remaining three bedrooms all of which are carpeted have exposed brick walls, arrow slit windows, ceiling timbers and Velux windows.

Outside

The garden which is positioned to the front and side of the property is mainly laid to lawn, there is a paved patio directly in front of the property with outside courtesy lights. Also located to the side of the property is a generous detached outbuilding with power and light, the air source heat pump is located to the side of the property. The property 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.

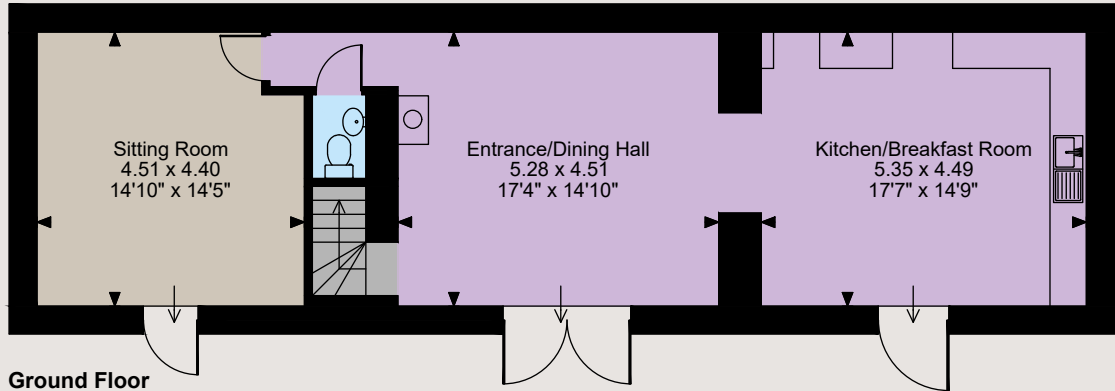
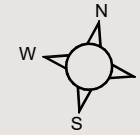
There is a railway station in Gobowen, providing access to London, whilst the nearby A5/ M54 provides access to Birmingham and the Midlands, along with regional airports at Birmingham, Manchester and Liverpool.

Directions

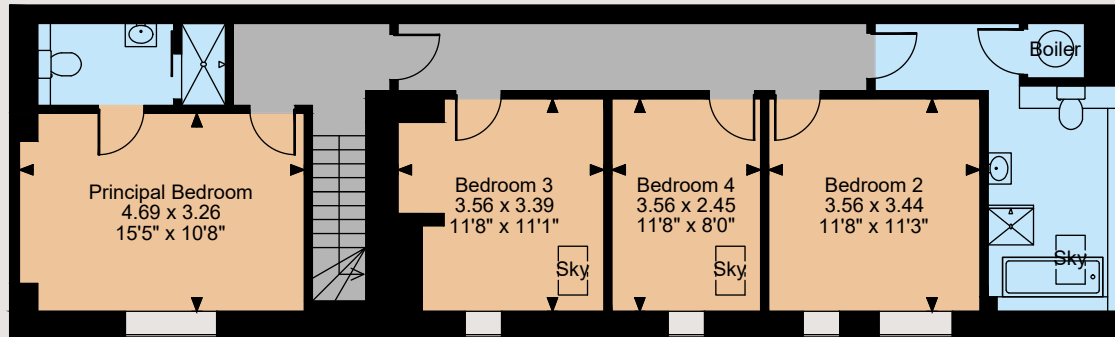
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What3words [adjust.unto.framework](https://www.what3words.com/)



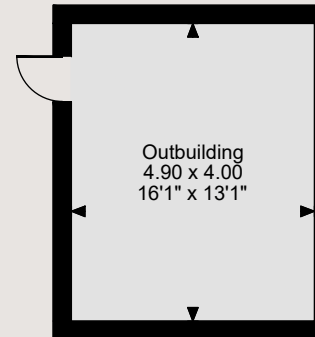
Floorplans
 House internal area 1,734 sq ft (161 sq m)
 Outbuilding internal area 211 sq ft (20 sq m)
 For identification purposes only.



Ground Floor



First Floor



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

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General

Local Authority: Shropshire Council
Services: Mains water and electric, air source heat pump, mains drainage via private pumping station.

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.

Shrewsbury

Theatre Royal, 14 Shoplatch, SY1 1HR

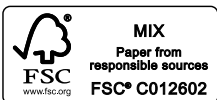
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