



Orchard Barn, Wollerton, North Shropshire

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BNP PARIBAS GROUP

Orchard Barn Wollerton North Shropshire TF9 3NB

A charming detached barn conversion in a desirable village location

Hodnet 1.2 miles, Market Drayton 7 miles, Shrewsbury 16 miles, Telford 16 miles, Stoke on Trent 21 miles

Kitchen/breakfast room | Sitting room | Utility room | W.C. | Principal bedroom with en suite
2 Further bedrooms | Family shower room
Garden | EPC rating C

The property

Orchard Barn is a fantastic newly converted barn which has been tastefully designed utilising modern fixtures and fittings throughout, yet retaining much of its period charm and character with exposed beams and solid oak doors.

The ground floor has a well-proportioned sitting room with brick fireplace fitted with a traditional log burner, along with a part glazed door opening out to the paved rear terrace and the garden beyond. The kitchen/breakfast room is a fantastic space and includes fitted units to base and wall level, Range cooker, Belfast sink with mixer tap and integrated dishwasher, fridge and freezer. The adjoining utility room provides further space for appliances and home storage, with the W.C. completing the ground floor accommodation.

An oak staircase rises to the first floor where three bedrooms radiate off the spacious landing with useful storage cupboard. Bedrooms two and three have roller doors and are served by the well-equipped family shower room, whilst the spacious principal bedroom has a delightful outlook over the rear garden along with a walk-in wardrobe and en suite shower room.

Outside

Orchard Barn is approached by a five bar gate opening to the property. A gravel driveway leads to a parking area to one side providing ample parking space with the lawned garden extending to the rear of the property, with a secluded paved terrace providing a delightful space for al fresco dining.

Location

Orchard Barn is situated in a rural position within the small village of Wollerton. The larger village of Hodnet is just 1.2 miles away and offers a number of local amenities to include a range of shops, a Post Office, Doctors surgery and the well reputed Bear Inn.

A further range of comprehensive shopping, leisure and social facilities can be found in Market Drayton, whilst Telford and the County town of Shrewsbury are almost equidistant away.

There is an excellent selection of schools in the area, to include Prestfelde, Kingsland Grange, Adams Grammar, Shrewsbury School, Shrewsbury High School, The Old Hall, Wrekin College and Harper Adams University. Road links are good with the A5 providing a link to the M54 which gives access to the West Midlands conurbation and the national motorway network beyond.

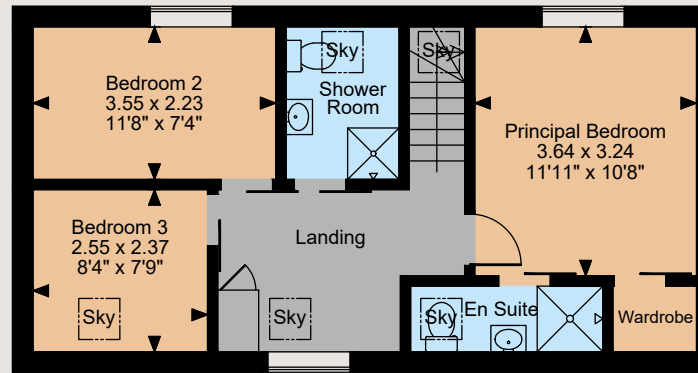
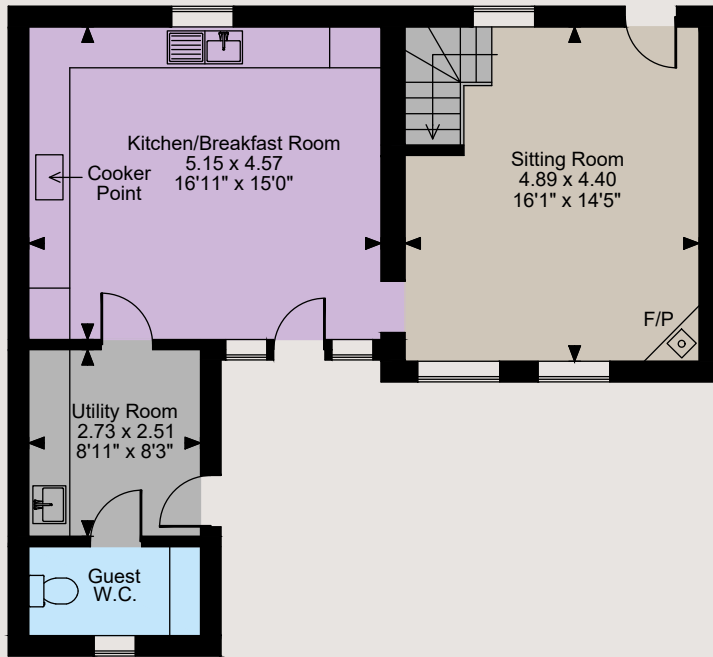
Directions

Follow Sat Nav to TF9 3NB
What3words starters.masterful.sheet





Floorplans
House internal area 1,095 sq ft (102 sq m)
For identification purposes only.



General

Local Authority: Shropshire council
Services: Oil fired central heating. Under floor heating to the ground floor. Mains electric and water. Septic tank drainage that we understand complies with current regulations.
Council Tax: Unallocated
Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.
Tenure: Freehold
Guide Price: £475,000

Shrewsbury

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