



MONK

2 The Long Barn The Homestead Atcham Shrewsbury SY5 6QP

4 bedroom Barn Conversion property
Offers in the region of £425,000

For homes with
that royal touch.





*** RURAL LIVING ON THE EDGE OF THE TOWN ***

This impressive barn conversion offers unique and deceptively spacious living which truly must be viewed to be fully appreciated.

Set in this lovely courtyard location on the edge of the town, perfect for commuters with ease of access to the A5/M54 motorway network. 15 minutes from Shrewsbury railway station with direct train service to Birmingham and London.

Spacious Reception Hall with Home Office/Snug Area, impressive Lounge, Kitchen/Dining Room, Principal Bedroom with En Suite, 2 further Double Bedrooms, and Bedroom 4/Study, Shower Room and newly Fitted Bathroom.

Charming courtyard gardens, garaging and parking along with a communal paddock.

Viewing Essential.

2 The Long Barn The Homestead
Atcham Shrewsbury
SY5 6QP





DESCRIPTION

The Long Barn truly lives up to its name, affording deceptively spacious accommodation that can only be appreciated on viewing and offers a variety of uses to suit the individual buyer's lifestyle. For those who work from home, there is the choice of two home office areas and for those who love to entertain, an impressive Lounge with feature vaulted ceiling and well fitted Kitchen/Dining Room. Externally, there are two private courtyard gardens perfect for dining alfresco and a large communal paddock which is enjoyed by the residents of The Homestead

There is flexibility for those with a dependent relative or for a buyer to future proof for longevity as there is the potential to create a self contained annexe on the Ground Floor.

Grade II listed with exposed ceiling timbers and having been improved by the current owners, this beautifully presented barn features wireless remote controlled heating, beautifully fitted Kitchen with fully integrated appliances and contemporary newly fitted Bathroom.

LOCATION

Set within this prestigious courtyard development, The Homestead, The Long Barn occupies an enviable position tucked away at the rear of the courtyard. Approached over a long gravelled driveway and set a good distance from the road.

Unsure as to whether you want town or country living, this home offers the best of both worlds being just a 10 minute drive from the town centre and all of its amenities, and 2 minutes from the A5/M54 motorway network.

Emstrey is surrounded by open countryside with lovely walks along the banks of the River Severn, a short stroll away are the excellent leisure facilities of Love to Stay and the famous Myton and Mermaid hotel/restaurant. There is ease of access to the Meole Retail Park with supermarkets and stores and Shrewsbury Golf Club.

ENTRANCE

The Long Barn is approached via two entrances, one being through a solid oak door leading to the Lounge and the other via a wooden and glazed door leading to the inner Reception Hall, a useful space for coats and boots.

LOUNGE

A fabulous room with feature high vaulted ceiling with exposed timbers, dual aspect windows with outlooks over adjoining farmland and courtyard. Media point.

FABULOUS KITCHEN/DINING ROOM

Fitted with range of modern shaker style cream fronted units comprising of cupboards and drawers incorporating undermount sink unit with mixer taps with granite worksurfaces and matching upstands over and having range of integrated appliances including dishwasher, washing machine and fridge freezer, all with matching fascia panels. Range style cooker with extractor hood over and matching range of eye level wall units including glazed display cabinets and wine storage. Exposed ceiling timbers, large window overlooking adjoining farmland, tiled floor, radiator. Ample space for Dining table. Door opening to

LARGE THROUGH HALL WITH HOME OFFICE AREA

This great versatile space is well lit from the Velux roof light and two windows overlooking a private courtyard garden. A great space for a snug/family area or those who work from home.

BEDROOM 2

With a wooden and glazed door opening to its own feature private courtyard garden - perfect for that morning brunch. Vaulted ceiling with exposed timbers, radiator.

SHOWER ROOM

Being fitted with double width shower cubicle, direct mixer shower, wash hand basin and WC suite. Complimentary tiled surrounds.

BEDROOM 3

Again with vaulted ceiling and exposed timbers, windows to two elevations, radiator.

BEDROOM 4/OFFICE

With window to the rear, radiator.

FAMILY BATHROOM

Newly fitted and well appointed with suite comprising panelled bath, wash hand basin and WC suite. Complimentary tiled surrounds and flooring, window to the rear and velux roof light.

FIRST FLOOR

Staircase leads to FIRST FLOOR

PRINCIPAL BEDROOM SUITE

Feature vaulted ceiling with exposed beams and timbers, window with outlooks over adjoining farmland. Fitted double wardrobe with hanging rail and shelving. Radiator.

EN SUITE SHOWER ROOM

Beautifully re-fitted with suite comprising large walk in shower with direct mixer and a rain shower head, glazed screen, wash hand basin and WC. Complimentary tiled surrounds and flooring. Heated towel rail.



OUTSIDE

The property occupies an enviable courtyard location with excellent parking facilities and is approached over gravelled driveway to the open fronted GARAGE which has a useful lock up storage area to the rear. To the front of the property is a lawned area with path leading to the entrance. To the rear are two walled courtyard gardens which are paved and gravelled for ease of maintenance. There is a good sized enclosed Paddock area which is enjoyed by the residents of The Homestead.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and subject to a monthly service charge of £100.00 which is for the upkeep of the communal driveway, parking and paddocks. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all mains water and electricity are connected. Gas supplied via LPG tank. Drainage is to shared treatment facility.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in

Band C - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We work in conjunction with several highly reputable Financial Advisors who offer totally independent and in most cases FREE advice and service.

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 3.00pm on Sunday, maximising every opportunity to find your new home.



Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1385.49 ft²
128.72 m²

Reduced headroom
6.88 ft²
0.64 m²

⁽¹⁾ Excluding balconies and terraces

 Reduced Headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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We're available 7 days a week
HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
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