



SAMUEL WOOD

The Saddlery Hall Farm, Shrewsbury Road, Hadnall, Shrewsbury, Shropshire, SY4 4AG

Offers Over £374,950





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Located in the popular North Shropshire village of Hadnall, just off the A49 is this versatile Grade II Listed barn conversion with accommodation arranged over one floor. The property benefits from a separate wing with kitchen, shower room, living room and bedroom, offering the potential for an annexe / holiday rental. The main part of the barn comprising kitchen, utility, three bedrooms - one with en-suite, family bathroom and lounge. Externally there are gardens to the rear with parking, garage and store to the front.



- Spacious and Versatile Barn Conversion
- Gardens, Parking & Garage
- Annexe/Holiday Let Potential
- Gas Central Heating & Double Glazing
- GRADE II LISTED
- Popular Village with Amenities
- Situated on the A49
- No Upward Chain
- Viewing Recommended
- EPC Rating D

#### Entrance Door to:

#### L Shaped Reception Hall

Kitchen 17'5" x 11'11" (5.33m x 3.64m)

Utility 10'4" x 5'8" (3.17m x 1.73m)

Bedroom 1 14'10" x 12'1" (4.54m x 3.69m)

Bedroom 2 12'7" x 8'5" (3.85m x 2.57)

En-Suite Shower Room 9'4" x 5'8" (2.86m x 1.75m)

#### Family Bathroom

Bedroom 3 12'1" x 7'11" (3.7m x 2.43)

Lounge 19'5" x 18'0" (5.92m x 5.51)

From the kitchen:

Conservatory 9'6" x 4'7" (2.92m x 1.42m)

Lobby 11'4" x 7'6" (3.47m x 2.30m)

Kitchen 15'9" x 7'6" (4.82m x 2.30m)

#### Hall

With integral door to the garage.

#### Shower Room

Living Room 18'2" x 12'4" (5.54m x 3.76m)

Sitting Room / Bedroom 12'11" x 12'1" (3.96m x 3.69)

Garage 14'9" x 11'5" (4.5m x 3.5m)

External Store 12'1" x 4'11" (3.7m x 1.5m)

#### Services at the property

We understand that the property has mains gas, mains electricity, mains water and mains drainage.

#### Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: House E & Annexe A

#### Tenure

We understand the tenure is Freehold.

#### Mortgage Services

We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

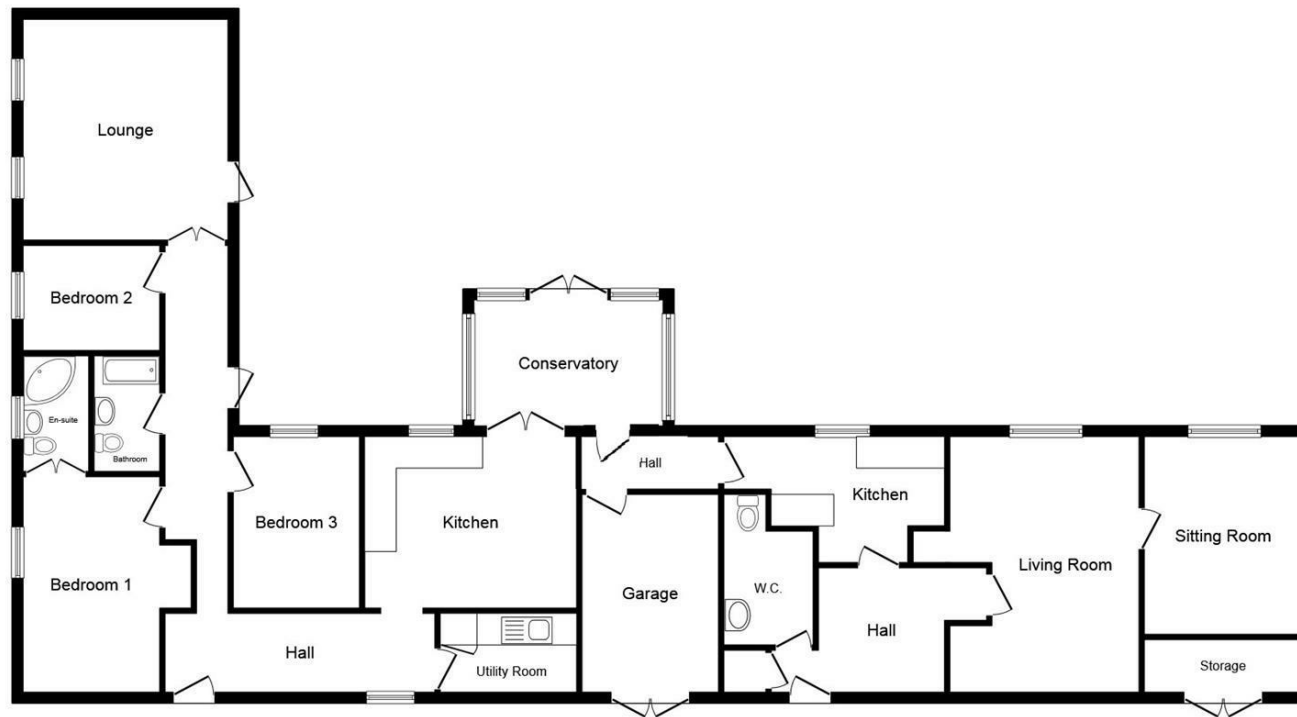
#### Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

These details are awaiting final approval and may be subject to some changes.



## Floor Plans



### Ground Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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