



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

2 Pulley Hall Barns, Bayston Hill, Shrewsbury SY3 0AL

**£850,000 Offers In
Excess Of**

To view this property please call us on **01743 236 800** Ref: T7265/SL/MU

An impressive and truly stunning, Grade II Listed, 5 bedroomed barn conversion set in extensive landscaped, well stocked gardens and grounds.

The property which is presented throughout to an exacting standard provides spacious and well planned family accommodation with rooms of pleasing dimensions. The accommodation is arranged over 2 floors with many luxurious and superior character features. The property benefits from a sophisticated heating system, which is fuelled by a ground source heat pump, which is then supplemented by a host of solar panels.

Occupying a secluded and enviable rural location the property is conveniently placed within easy travelling distance of excellent amenities including shopping facilities, schools, recreational facilities and within easy distance of Shrewsbury's town centre and within easy reach of the Shrewsbury by-pass with M54 motorway link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Wash hand basin
wc

SITTING ROOM

16'8" x 28'0" (5.08m x 8.53m)

A pleasant and spacious room with feature fireplace and inset log burning stove flanked by a range of bespoke book/display shelving and storage unit.

DINING ROOM

16'8" x 17'2" (5.08m x 5.23m)

KITCHEN / BREAKFAST ROOM

16'8" x 19'9" (5.08m x 6.02m)

Fitted with a range of bespoke units with granite work surfaces incorporating a central island unit and including a range of integrated appliances, in particular a limited edition AGA cooker.

REAR HALL

Window to front, door to:

UTILITY

10'5" x 8'2" (3.17m x 2.48m)

OFFICE/SNUG

16'0" x 12'0" (4.88m x 3.66m)

From the entrance hall, STAIRCASE rising to FIRST FLOOR LANDING

MASTER BEDROOM

16'8" x 17'9" (5.08m x 5.41m)

EN SUITE SHOWER ROOM

Corner shower cubicle
Wash hand basin
wc

BEDROOM 2

9'7" x 14'0" (2.92m x 4.27m)

EN SUITE SHOWER ROOM

Corner shower cubicle
Wash hand basin
wc

BEDROOM 3

6'9" x 13'7" (2.06m x 4.13m)

BEDROOM 4

6'9" x 16'1" (2.06m x 4.90m)

BEDROOM 5

6'4" x 14'4" (1.92m x 4.38m)

FAMILY BATHROOM

Panelled bath with shower over
Hand basin
wc.

OUTSIDE THE PROPERTY

DETACHED GARAGE

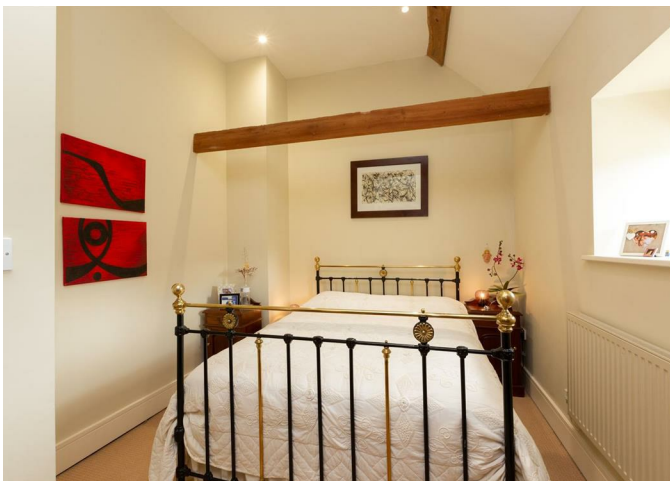
WORKSHOP

The property is approached through a pillared entrance with electric double wrought iron gates with a gravelled drive providing generous parking and turning space for guests' cars and serving the LARGE DETACHED DOUBLE GARAGE.

The GARDENS are a particular feature of the property and provide a most attractive setting for the residence, and are extensive and have been attractively landscaped. Being well stocked with large floral and herbaceous borders. Neatly kept and extensive lawns, randomly paved patios and terraces, providing ideal entertaining spaces. In addition to the formal gardens there is a PADDOCK/ORCHARD.

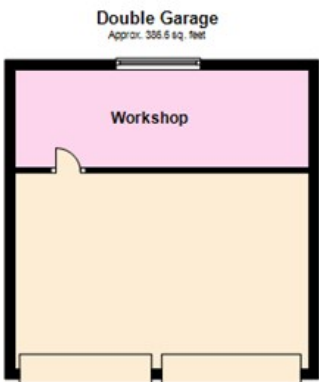
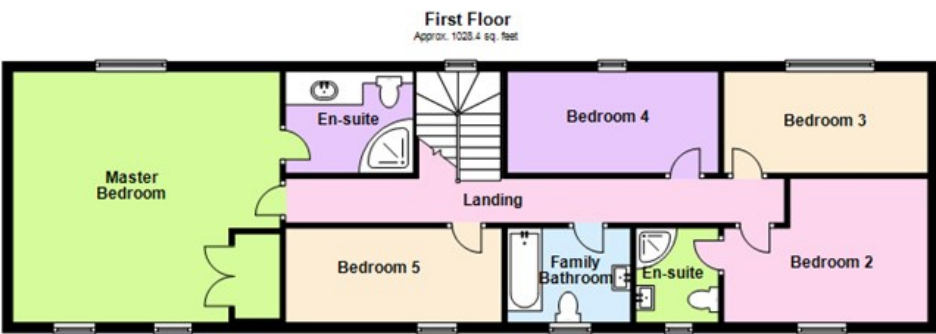








FLOOR PLANS ...



Total area: approx. 2993.1 sq. feet
Illustration for identification purposes only. Not to scale.
Plan produced using Planup.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury on the A49 south towards Bayston Hill before Dobies island turn right into New Pulley Lane and continue taking the second turning on the left into Pulley Lane, after a further distance turn right into Lower Pulley Lane where the property will be found after a short distance on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(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	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



SERVICES

We understand that mains water, electricity and drainage are connected.

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

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

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

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