



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Roden Farm Barn, Brandwood, Myddle SY4 3RF

£850,000 Region

To view this property please call us on **01743 236 800** Ref: C7212/GM/MU

An extremely well presented, 5 bedroomed barn conversion of character.

This 5 bedroomed barn conversion provides well planned and well proportioned accommodation throughout, boasting a wealth of features including; exposed beams, floor to ceiling picture windows, underfloor heating throughout. The accommodation comprises : a beautiful kitchen/breakfast room with walk in pantry and utility room, hallway with cloakroom and wc, large dual aspect lounge, ground floor guest bedroom with en suite, study/5th bedroom. To the first floor is a beautiful master bedroom with dressing room and en suite shower room, further bedroom with en suite shower room and another double bedroom and family bathroom. Outside are beautiful gardens and grounds with the acreage amounting just under 6.75 acres. Large outbuilding and stables. The property also benefits from double glazing and oil-fired central heating.

This property is pleasantly situated in the heart of the north Shropshire countryside and boasts stunning open countryside views. The nearby towns of Shrewsbury, Wem and Ellesmere provide a wide range of thoroughfares and amenities including well renowned independent Primary and Secondary Schools, train services, recreational facilities as well as the usual range of shops, restaurants and bars.



INSIDE THE PROPERTY

KITCHEN/BREAKFAST ROOM

14'11" x 38'3" (4.54m x 11.66m)

A contemporary style fully fitted kitchen with underfloor heating, tiled floor, high ceilings and exposed beams with feature floor to ceiling glass windows and doors

The kitchen units are of extremely high quality with a central island with storage and an induction hob, 2 wall mounted ovens and a range of cupboards and drawers

Walk in pantry with shelving 5'1"(1.56m) x 4'4"(1.33m)

UTILITY ROOM

9'5" x 8'6" (2.88m x 2.60m)

Fitted with a range of units with space and plumbing for white goods

Tiled floor with underfloor heating

Access door.

HALL

Door leading out to the rear courtyard.

Built in store cupboard.

CLOAKROOM/WC

Fitted with a modern white suite comprising low flush wc and wash hand basin

Tiled walls and floor.

LOUNGE

26'9" x 15'9" (8.16m x 4.79m)

A beautiful dual aspect room with engineered oak flooring throughout as well as a floor to ceiling window overlooking the gardens and open countryside.

Central chimney breast with fireplace

Underfloor heating and windows to the side and door leading out to the garden.

INNER HALLWAY

Door leading out to the rear courtyard.

BEDROOM 4

11'0" x 11'10" (3.36m x 3.61m)

Window to the side overlooking the gardens

Engineered oak flooring with underfloor heating.

EN SUITE

Fitted with a modern white suite comprising tiled shower cubicle

Wash hand basin and low flush wc.

STUDY / BEDROOM 5

9'7" x 15'9" (2.93m x 4.79m)

With built in double cupboard

Dual aspect windows

Engineered oak flooring with underfloor heating.

From the inner hallway a beautiful glass and oak STAIRCASE leads to the FIRST FLOOR where again there is engineered oak flooring with underfloor heating

MASTER BEDROOM

18'9" x 15'9" (5.71m x 4.79m)

Beautiful exposed beams

Floor to ceiling picture window boasting stunning views

DRESSING ROOM

9'6" x 6'10" (2.90m x 2.08m)

With an automatic light and fitted hanging rail and shelving.

EN SUITE

Fitted with a modern retro style suite fully tiled with a large walk in shower

Low flush wc

Large basin.

BEDROOM 2

9'7" x 15'9" (2.93m x 4.79m)

Triple aspect windows.

EN SUITE

Fitted with a modern white suite comprising low flush wc

Wash hand basin

Tiled shower cubicle.

BEDROOM 3

10'11" x 11'10" (3.32m x 3.61m)

Built in double wardrobe

Window overlooking the gardens and grounds.

BATHROOM

Fitted with a modern white suite comprising panelled bath

Jack and Gill wash hand basins

Low flush wc

Tiled floor.

OUTSIDE THE PROPERTY

The property is approached through a 5-bar wooden entrance gate down a private drive. The large courtyard provides ample parking for several vehicles and access to the property. There is a large outbuilding (which has Planning Permission granted to erect an office building. Reference Number NS-05-01559-FUL)

The gardens are of a good size and comprise of a courtyard area, lawn area and range of shrub borders. There is a range of STABLES along with a TACK ROOM and HAYSTORE. The surrounding acreage amounts to just shy of 7 acres and is split across 3 fenced paddocks.

Please note : There is a public footpath across the corner of one paddock to the rear of the property and is a Right of Access over the neighbours at this property.







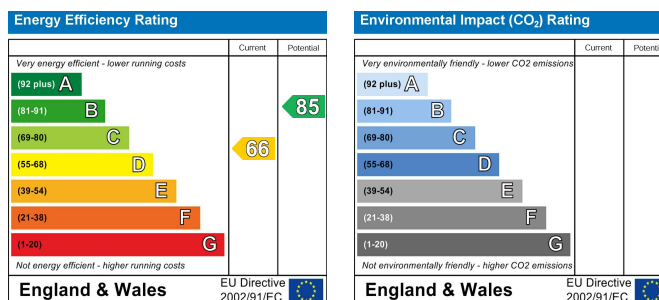
FLOOR PLANS ...



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed out of town on the A528 (Ellesmere Road) passing through Albrighton and into Harmer Hill. In Harmer Hill, bear left passing the Bridgewater Arms and continue on the A528 (Ellesmere Road). Continue for approx. 3 miles, eventually turning right signposted towards Noneley. Follow this road passing the Dairy Farm on your right hand side and the tarmac, gated entrance to Roden Farm Barn is the third on your left hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains electricity, drainage and natural gas are connected. Private water supply.

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

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.

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