



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**The Granary, Hughley, Much Wenlock, SY5 6NX**

**£650,000 Region**

To view this property please call us on **01743 236 800** Ref: C7289/GM/MU



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# A stunning and extremely well presented 3 bedroomed detached barn conversion.

This stunning and extremely well presented 3 bedroomed detached barn conversion provides tastefully presented accommodation and has been much improved and modernised to an exacting standard throughout. The accommodation boasts a wealth of characterful features including exposed beams and brickwork, underfloor heating throughout and also benefits from solar panels. The barn has been sympathetically converted with a pleasant mix of character and contemporary design and provides accommodation briefly comprising : entrance hall, cloakroom/wc, lounge, kitchen/dining room, study, utility room, master bedroom with shower room en suite, 2 further double bedrooms and principal bathroom. Outside is parking for 2 vehicles and a particularly attractive walled garden to the rear.

This property occupies a delightful and enviable position within the desirable village of Hughley with idyllic countryside surrounds. The town of Much Wenlock is approx. 5 miles away and provides a good range of amenities including the highly regarded William Brookes Secondary School, whilst the town of Church Stretton is also within easy reach being approx. 10 miles away with a further range of amenities including Primary and Secondary School, Rail and Bus Services, shops and restaurants and the surrounding hills provide wonderful opportunities for recreational pursuits.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

With oak flooring  
Beamed ceiling.

### CLOAKROOM/WC

Fitted with a modern white suite comprising low flush wc  
Wash hand basin  
Tiled walls  
Oak flooring.

### LOUNGE

14'1" x 14'8" (4.29m x 4.46m)  
Oak flooring  
Beamed ceiling  
Attractive wood burning stove set to a glass hearth  
French doors leading out to the garden.

### KITCHEN / DINING ROOM

14'1" x 15'11" (4.29m x 4.86m)  
Fully fitted with a range of modern units comprising of both cupboards and drawers with worktops over and tiled splash  
Range of integrated appliances including a 5 ring hob with extractor over, double oven, sink unit and wine fridge  
Space for fridge freezer  
Oak flooring and beamed ceiling.  
Sliding doors leading to the rear garden.

### STUDY

7'1" x 7'7" (2.15m x 2.30m)  
Oak flooring  
Beamed ceiling  
Sliding door opening to the rear garden.

### UTILITY

6'8" x 5'8" (2.04m x 1.73m)  
Range of fitted cupboards with worktops and sink unit  
Oak flooring  
Space and plumbing for white goods.

STAIRCASE rising from entrance hall to FIRST FLOOR  
LANDING with fitted cupboards. Exposed ceiling beam and Velux window.

### MASTER BEDROOM

14'1" x 20'2" (4.29m x 6.14m)  
With oak flooring  
Exposed wall and ceiling beams  
Range of fitted wardrobes  
Ceiling spotlights and 2 Velux windows.

### EN SUITE SHOWER ROOM

Fitted with a modern white suite comprising double width walk in shower cubicle

Free standing wash hand basin  
Low flush wc  
Tiled walls  
Amtico flooring  
Velux window.

### BEDROOM 2

14'1" x 9'5" (4.29m x 2.88m)  
Range of fitted wardrobes  
Oak flooring  
Exposed ceiling beams  
Velux window.

### BEDROOM 3

6'3" x 11'1" (1.91m x 3.39m)  
Window overlooking the rear garden  
Exposed wall and ceiling beams  
Oak flooring.

### BATHROOM

Fitted with a modern white suite comprising panelled bath with shower screen and shower unit over  
Wash hand basin  
Low flush wc  
Amtico flooring  
Part tiled walls and exposed ceiling beam.  
Velux window.

## OUTSIDE THE PROPERTY

The barn is approached via electric gates to a private shared access where double timber gates open towards the attractive GARDEN with a spacious patio seating area, herbaceous and floral shrub borders, neatly kept lawned area. Gated access to the side provides a further hardstanding area, which provides a further parking space. The GARDEN is fully enclosed by stone and brick walling.









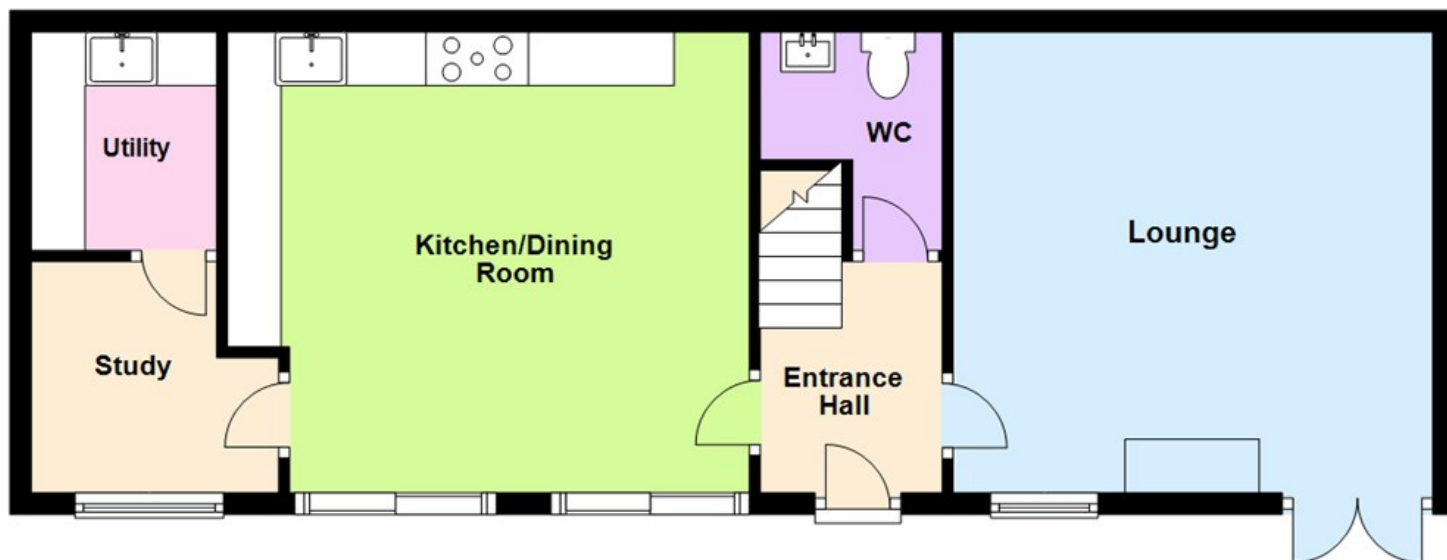




## FLOOR PLANS ...

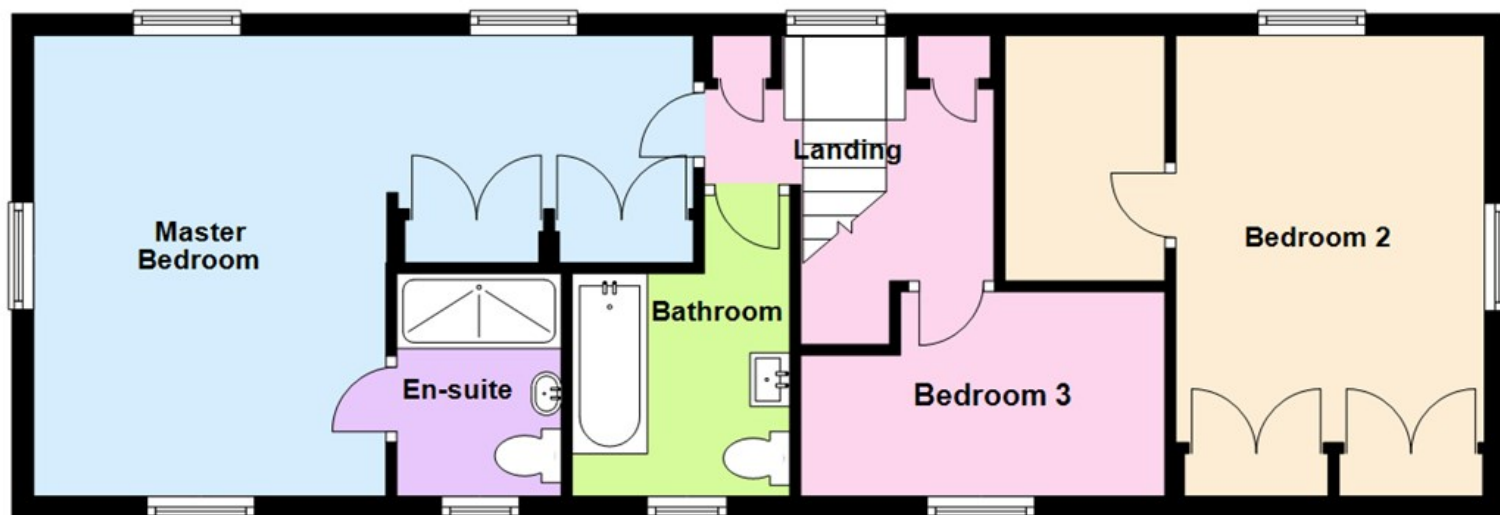
### Ground Floor

Approx. 602.6 sq. feet



### First Floor

Approx. 623.9 sq. feet



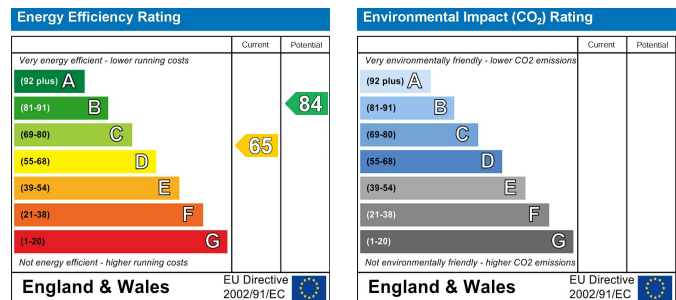
Total area: approx. 1226.4 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the B437 towards Much Wenlock and shortly before the Wenlock Edge car-park turn left signposted to Hughley. Follow the road down the hill and into the village where The Granary will be found on the right hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains electricity is connected. Septic tank drainage. Bore hole water.

### 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?

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