



1 Longnor Park Barns, Longnor, Shrewsbury, SY5 7PP

Shrewsbury & Country House Sales

**MILLER
EVANS**



1 Longnor Park Barns, Longnor, Shrewsbury, SY5 7PP

£595,000

Freehold

- A beautifully presented, three bedroom, detached barn conversion
- Entrance hall, living room, kitchen/dining room
- Ground floor bedroom and 'Jack and Jill' en suite shower room
- To the first floor, two bedrooms and large family bathroom
- Landscaped garden with a variety of seating areas
- EV charging point
- Sought after village location
- Convenient access to the nearby towns of Shrewsbury and Church Stretton



A unique and immaculately presented, three bedroomed detached barn conversion, set in the sought after village of Longnor, providing spacious accommodation throughout and briefly comprising: entrance hall, beautifully appointed kitchen/dining room with modern units with central island unit and integrated appliances, rear porch, living room, ground floor bedroom with 'Jack & Jill' en suite shower room. To the first floor is a bedroom with shower and wash hand basin, second bedroom and well appointed bathroom. Driveway providing parking. Spacious landscaped gardens with a variety of seating options. The property benefits from LPG central heating and has had significant upgrades, including, a new boiler (installed in the past 12 months), six replacement double-glazed windows, a new front door, and trifold patio doors and underfloor heating to the ground floor.

The property occupies a pleasant position and is located approximately 7 miles north and south respectively from the towns of Shrewsbury and Church Stretton. Within the village of Longnor is a popular primary school, village hall and church. Much Wenlock, Telford and Ludlow are also accessible, along with the Shrewsbury bypass with its link to the M54 motorway to the West Midlands.







ENTRANCE HALL

LIVING ROOM
12'10" x 22'8"

KITCHEN/DINING ROOM
17'6" x 25'2"

Beautifully appointed with integrated appliances and granite work surfaces. Central island unit

GROUND FLOOR BEDROOM
12'10" x 8'2"

JACK AND JILL EN SUITE SHOWER ROOM
Shower cubicle, wash hand basin and wc

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1
12'10" x 13'2"

Velux window

Shower cubicle and wash hand basin,



BEDROOM 2
12'10" x 11'11"
Velux window

FAMILY BATHROOM
Beautifully appointed with bath and shower over, wash hand basin, wc

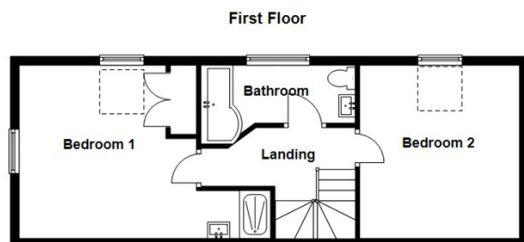
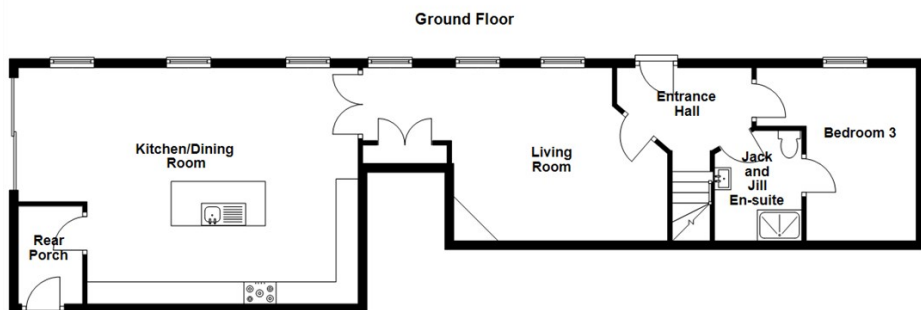
GARDENS & GROUNDS

The property is approached over a shared access driveway, whilst providing a beautiful countryside feel. There is private gated access to the property at the end of the drive, providing space for parking. EV charging point.

Beautifully landscaped garden with floral and shrubbery borders, mature hedging, and a variety of seating areas to take advantage of the sun in the morning and afternoon. There is a large area predominantly laid to lawn.

HOW TO GET THERE

From the Church Stretton office, proceed to the A49 towards Shrewsbury, passing through Leebotwood and when approaching Longnor, turn right. Continue through the village of Longnor for some distance and on the right hand side you will eventually see a signpost "Longnor Park Barns numbers 1, 2 and 3". Turn right at this signpost and continue down the lane where the property will be found at the end of the lane.



Total area: approx. 1409.0 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

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

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. Images may have been enhanced.

This property may be subject to additional management charges.

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.

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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

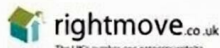
Council Tax Band : D

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbeville Foregate, Shrewsbury SY1 6ND

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