



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

The Old Barn, Longville, Much Wenlock, TF13 6DT

**Offers In The Region Of
£445,000**

To view this property please call us on **01743 236 800** Ref: C7678/WM/KQ

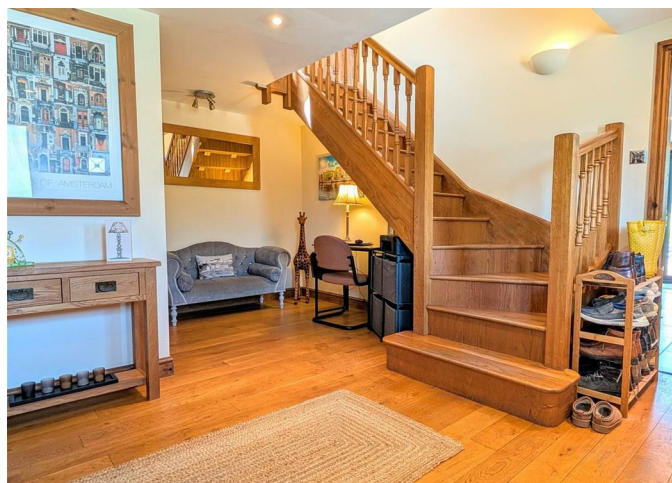
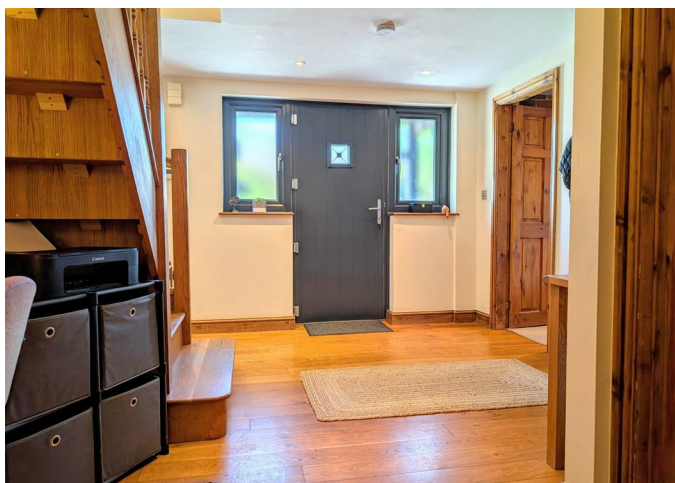
A spacious and immaculately presented, three bedroom barn conversion.

This spacious three bedroom barn conversion is presented to an exacting standard and provides well planned accommodation briefly comprising; entrance hall, cloakroom, dining kitchen, living room/dining room, master bedroom with en suite bathroom, bedroom two and three with 'Jack and Jill' shower room. The property benefits from oil-fired central heating.

The rear garden is paved for ease of maintenance and has a double gate with a lowered curb that can be used for " off road " parking which would accommodate 2/3 vehicles. The Vendors currently park outside the property on a very quiet village lane.

The property is situated in the pretty village of Longville sitting in the heart of stunning south Shropshire scenery and is an area of outstanding natural beauty, which is renowned amongst walkers and tourists . Local amenities can be found at either Church Stretton or Much Wenlock, both of which are a hive of activity. Access to a number of commercial areas is readily available including Shrewsbury, Telford and Wolverhampton.

The Vendors are flexible on exchange / completion schedules and have alternative accommodation accessible to comply with buyers timescales.



INSIDE THE PROPERTY

SPACIOUS ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

KITCHEN / BREAKFAST ROOM

15'11" x 15'0" (4.86m x 4.58m)

Range of matching wall and base units with integrated appliances.

Island unit

Bi-fold doors to courtyard garden

Window to the front

Ceiling beams

LOUNGE / DINING ROOM

15'11" x 32'9" (4.86m x 9.99m)

Impressive living accommodation with windows to two sides

Feature brick wall with log burner

STAIRCASE rising from the entrance hall to FIRST FLOOR
LANDING with two Velux windows providing natural light.

BEDROOM 1

15'11" x 18'5" (4.86m x 5.62m)

Two windows and Velux window

EN SUITE BATHROOM

Modern suite with panelled bath with shower over

Wash hand basin, wc

BEDROOM 2

15'11" x 13'5" (4.86m x 4.10m)

Two windows and Velux window

Built in wardrobes

Door to en suite shower room

BEDROOM 3

12'1" x 12'4" (3.68m x 3.75m)

Built in wardrobes

Window

Door to:

JACK AND JILL SHOWER ROOM

Large shower cubicle

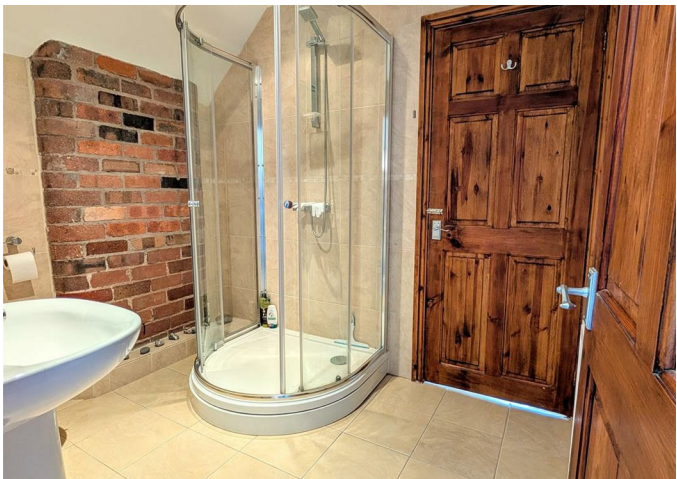
Wash hand basin, wc

OUTSIDE THE PROPERTY

Enclosed courtyard garden paved for ease of maintenance.
Garden store shed.





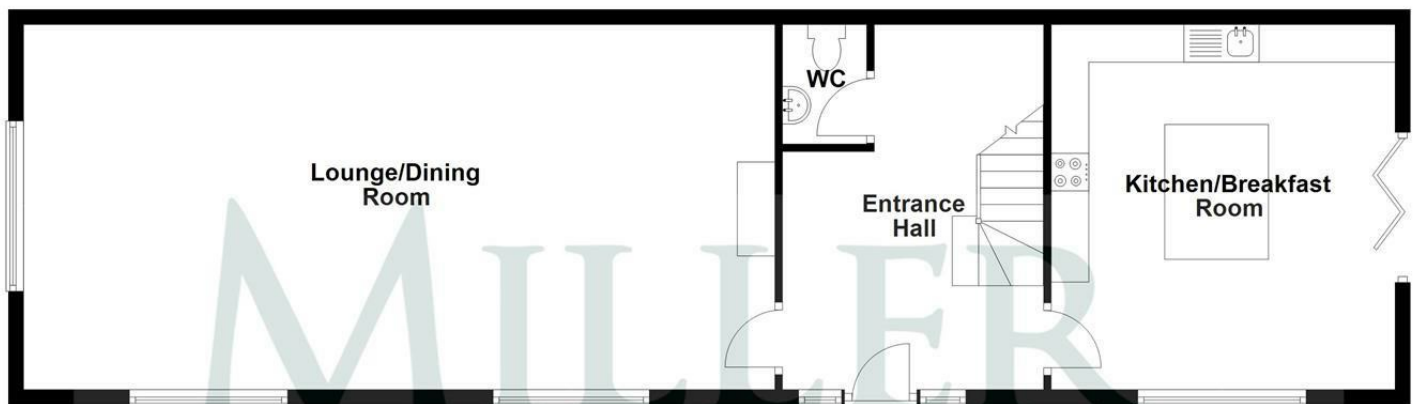




FLOOR PLANS ...

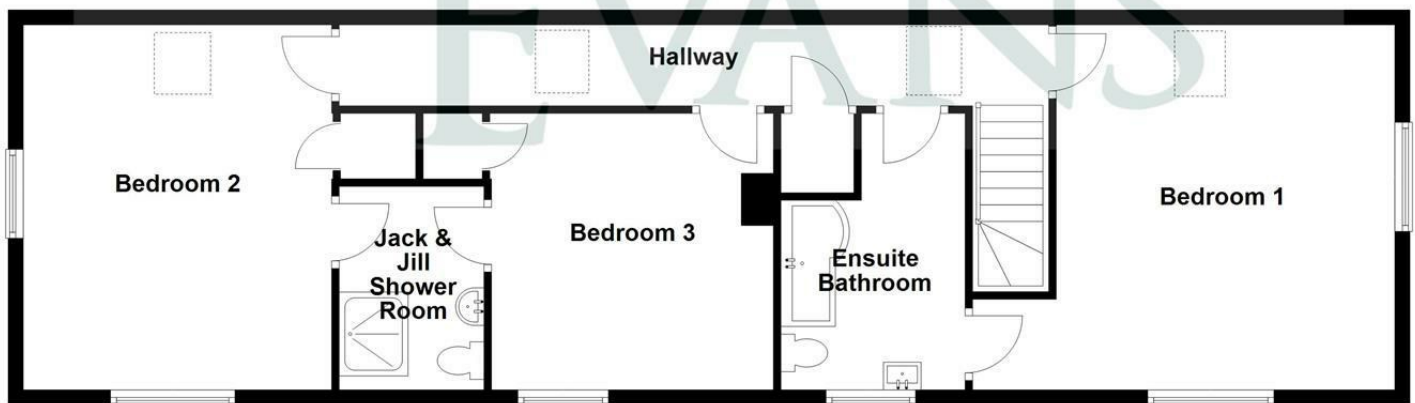
Ground Floor

Approx. 954.0 sq. feet



First Floor

Approx. 954.0 sq. feet

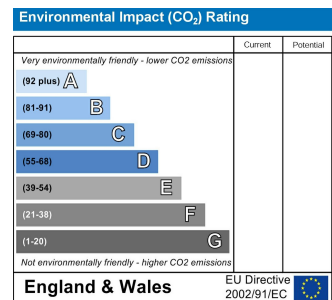
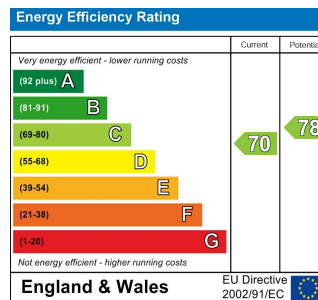


Total area: approx. 1908.0 sq. feet

HOW TO FIND THIS PROPERTY

From Shrewsbury proceed to the traffic lights in the centre of Church Stretton. Turn right along the B4371 Church Stretton road. Continue through Hope Bowdler, Wall-Under-Heywood and into Longville. Continue into Longville, where the property will be found on the corner of the bend on the left hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage are connected. Oil fired central heating.

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

Council Tax Band: D

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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