



nick tart

4 Church Farm Barns, Sheinton

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Sheinton is a small community situated in an area of national beauty, just 1 mile away from Cressage. It has a Junior School, doctors, a local shop and just a short drive away is historic Much Wenlock, the home of the original Olympic Games, steeped in history and having Junior/Secondary schools, doctors and dentist together with a family butcher and pie shop, small supermarket and post office approximately 10 miles equidistant from the county town of Shrewsbury, Bridgnorth and Telford, where there are both motorway and railway networks connecting to all parts of the country. The Wrekin, a local landmark is just a short drive and provides walking opportunities, as do the Shropshire hills which are also within easy motoring distance.

A beautiful barn conversion, thought to date back to the late 1700s, converted around 2000 and situated in an area of natural beauty. The present owners have made many significant improvements including the addition of metal powder coated, bespoke windows with bifold doors, installed a new Ironbridge Interiors fitted kitchen having an island breakfast bar with quartz worktop, many areas have engineered oak flooring. There is also an imposing metal and wooden turned staircase designed by Tristan Ralph and fabricated locally on the Wenlock Edge. There are column radiators and oak ledge and brace doors in many of the rooms. In the sitting room there is a Rais Caro wood burning stove and a second wood and steel spiral staircase leading to a study/reading mezzanine area above.



The barn is approached through a glazed entrance door which forms part of the glazed full height window and is also bifold, leading into the kitchen/family dining room with underfloor heating. There is porcelain tiled flooring and an island unit with storage drawers beneath and inset wooden breakfast area, Neff gas hob with extractor fan above. There are further wall and base cupboards, a stainless steel 1 ½ bowl sink with boiling hot filtered water and drinking water tap, integrated dishwasher and two Neff hide and slide double ovens, space for an American fridge/freezer, two pull out larder cupboards, pan drawers and shelving and a window seat looking to the garden. Off the kitchen is a utility area with space for stacking washer/dryer storage cupboard with pressurised water tank, coat hanging space and a part-glazed door to garden.

Bedroom 4 / Study with underfloor heating, painted ceiling beams and window with deep sill and views to the front of the barn. Inner hall leading to two further bedrooms, one with doors to the garden and exposed beams and another with built-in wardrobe, hanging rail and shelving. The family bathroom has a white suite comprising a bath with shower over, WC and basin.

The bespoke staircase leads from the breakfast kitchen to the first floor and an extremely spacious family/living room with exposed timbers into the roof space, part of the floor has exposed oak and in the corner is a bar/drinks area with granite work surface, stainless steel sink, storage and fridge. The living area has a Race Cairo woodburning stove on a marble hearth and a range of built-in bookshelves with cupboards below.

A circular metal staircase with wooden handrail leads to a mezzanine study/reading area with glass panels that overlooks the sitting room. Velux windows offer views of the Shropshire hills.

The large master bedroom suite has exposed beams, windows with dual aspect and Velux roof lights. The dressing room has a hanging rail and storage. The ensuite bathroom has a tiled floor, large walk-in, frameless glass shower screen, WC and wash hand basin. There is also a useful storage area above.

Outside, the property enjoys parking for several vehicles and also has a tandem garage with electric car charging point. A wooden gate opens from the driveway to the lawned area which has a spacious, raised decking area ideal for entertaining close to the barn. There are flower borders, raised vegetable beds and a wooden shed. To the front of the property is further parking for visitors and an iron gate into the enclosed garden area which has lawns and mature shrubs.

Guide Price: £545,000

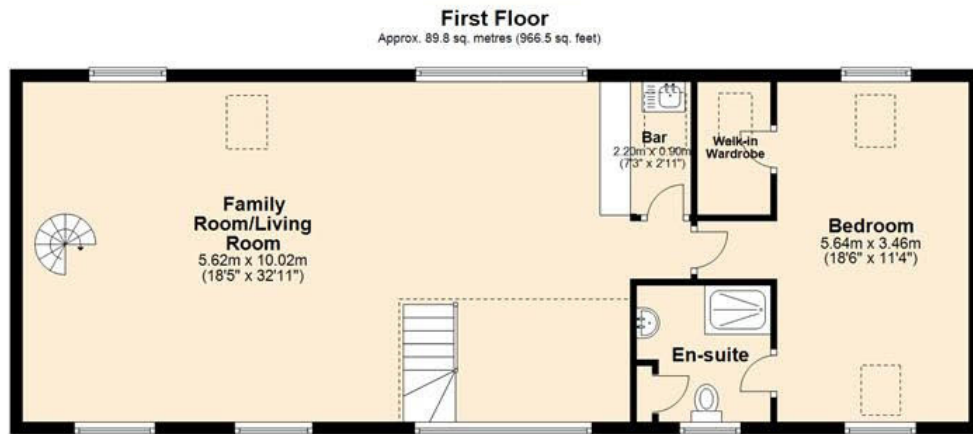
Directions:

From Much Wenlock proceed north from the town along Smithfield Road (A4169). Just after leaving the town bear left signposted "Sheinton" and "Cressage". Continue for approximately two miles. In Sheinton as you go down the hill with the church on your right, the property is on the left hand side. The postcode is SY5 6DN.

Services:

Mains water, electricity, gas (lpg) fired central heating, private drainage.
Energy Performance Rating E.
Council Tax band G.

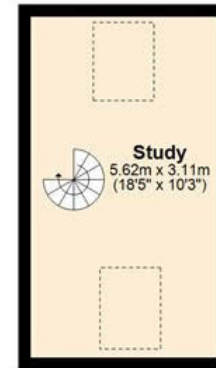




Total area: approx. 197.7 sq. metres (2128.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This Plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

Second Floor
Approx. 17.5 sq. metres (188.3 sq. feet)



Anti-Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

Important: We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc. does not guarantee the continued use in the future. You must make local enquiries and searches.

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