



3 Dairy House Barns, Wem Lane, Soulton, SY4 5RT

Helping *you* move





A truly charming four bedroom, three reception room barn conversion set in a lovely rural location in the heart of the North Shropshire countryside with fabulous over the surrounding fields.

- Charming Barn Conversion
- Four Bedrooms, Three Reception Rooms
- Home Office
- Rural Location with Countryside Views
- Parking for up to Three Vehicles
- Additional Visitors Parking
- Attractive Enclosed Garden
- EPC TBC, Council Tax Band F



A truly charming four bedroom, three reception room barn conversion set in a lovely rural location in the heart of the North Shropshire countryside with fabulous views over the surrounding fields and towards Hawkstone Follies. Full of character with exposed beams throughout, this wonderful home provides very spacious accommodation ideal for family life. The ground floor comprises Entrance Hall, Lounge with log burner, Kitchen/Breakfast Room, Utility Room with newly fitted boiler, Dining Room, Study/Bedroom Five and Cloakroom. The first floor boasts Four Further Bedrooms including the Master Bedroom with En Suite Shower Room and a Family Bathroom completes the accommodation. Outside, there is off road parking space for up to three vehicles and there is also a communal courtyard with additional visitor parking. There is also an attractive enclosed garden mainly laid to lawn with a paved patio area and well stocked borders filled with an abundance of mature shrubs and plants.



LOCATION

The property is situated in a rural location and is approximately 1 mile from the North Shropshire Market Town of Wem, 10 miles from the Market Town of Whitchurch and 14 miles from the County Town of Shrewsbury. The city of Chester and the towns of Wrexham and Telford are between 20-30 miles approximately. Both Wem and Whitchurch have railway stations on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The international airports at Manchester, Liverpool and Birmingham are all within approximately 60 miles or less.



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MANAGEMENT COMPANY

The management charge is currently £398.00 per annum.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains electricity and water are available. Oil fired central heating. Private drainage. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC D. The full energy performance certificate (EPC) is available for this property upon request.

DIRECTIONS

From Whitchurch proceed on the A49 towards Shrewsbury. Continue past the village of Prees towards Prees Green and take the right hand turn towards Wem. Continue on for approximately 2 miles and Dairy House Barns can be found on your left hand side. When you turn into the entrance number 3 can be found immediately on your right. If you come from Wem direction Dairy House Barns can be found just a short distance after Soulton Hall.

LOCAL AUTHORITY

Council Tax Band F. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

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LOUNGE

23' 4" x 14' 1" (7.11m x 4.29m)

KITCHEN/BREAKFAST ROOM

22' 2" x 8' (6.76m x 2.44m)

UTILITY ROOM

9' 5" x 9' 5" (2.87m x 2.87m)

DINING ROOM

16' 6" x 11' 2" (5.03m x 3.4m)

STUDY (BEDROOM FIVE)

12' x 7' 4" (3.66m x 2.24m)

BEDROOM ONE

13' 6" x 10' 8" (4.11m x 3.25m)

BEDROOM TWO

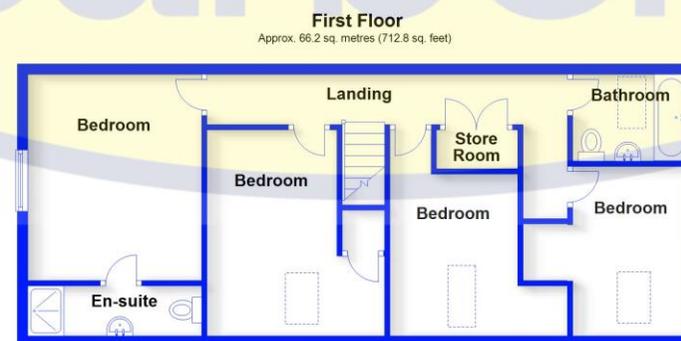
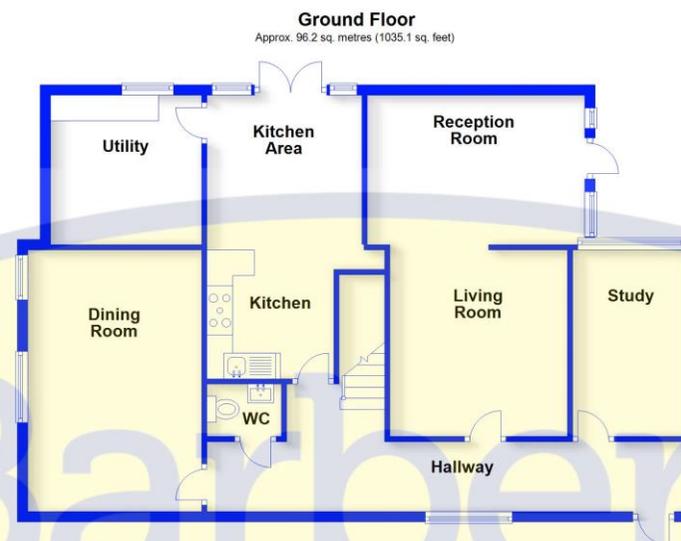
13' 1" x 8' 2" ex recess (3.99m x 2.49m)

BEDROOM THREE

10' 7" x 8' 0" excl recess (3.23m x 2.44m)

BEDROOM FOUR

10' 8" x 7' 4" excl recess (3.25m x 2.24m)



Total area: approx. 162.4 sq. metres (1747.9 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



WHITCHURCH
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