



Helping *you* move



## Willow Dean, Crown Farm Barns, Kynnersley

A lovely village Barn Conversion situated in a small development and surrounded by attractive countryside. The property provides characterful and spacious accommodation with a stunning Kitchen and a large and comfortable Lounge. There are 3 spacious Bedrooms an En-Suite and a Family Bathroom and a Good Sized Garden plus plenty of Parking and a Timber Garage Store.

Offers in the Region of  
**£425,000**



# Willow Dean, Crown Farm Barns, Kynnersley

## Overview

- Lovely Barn Conversion
- Three Bedrooms
- Kitchen/Dining Room, Utility Room
- Lounge
- Bathroom and En-Suite
- Village Location
- Ample Parking
- Timber Framed Garage
- Council Tax Band D
- EPC Rating – C



## BRIEF DESCRIPTION

An enchanting Barn Conversion nestled within a quaint village, set in a small charming community and embraced by picturesque countryside. This residence offers roomy and charismatic living spaces, highlighted by a breathtaking Kitchen and a generously sized, cozy Lounge. Comprising Three Ample Bedrooms, one with an En-Suite, as well as a Family Bathroom. The property boasts not only well-proportioned Gardens and Ample Parking but also features a Timber Garage Store that adds to its allure.

## LOCATION

Kynnersley is a beautiful Shropshire village, around 7 miles north of Telford and the main line train station, the M54 and South West of Newport.

The rural location is accessed via quiet country lanes with a 12th Century Church and village store. A reputable Primary School is in the near-by village of Preston Upon The Weald Moors.



Your **Local** Property Experts  
01952 820 239

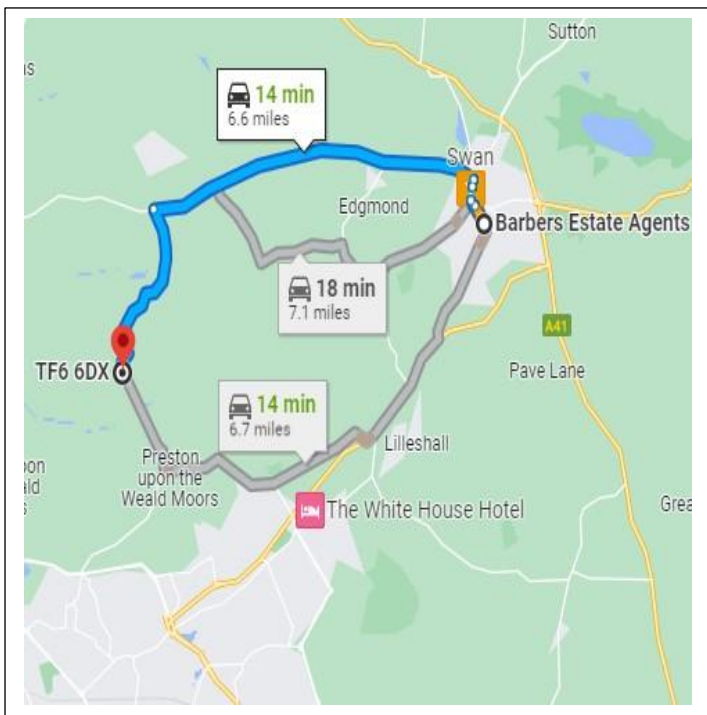


**USEFUL INFORMATION: TO VIEW**

**THIS PROPERTY:** Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services are available. 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.

**LOCAL AUTHORITY:** Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000

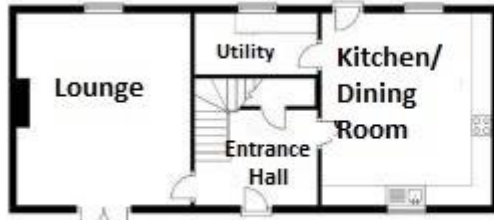


**DIRECTIONS:** From our office head south on High Street, and continue up Station Road until you get to the Sheep roundabout. Turn right and go straight across at the next roundabout. When you get to the next roundabout turn right and with Dobbies Garden Centre on your right continue straight down this road until you get to the roundabout by The Humbers, turn left and carry on past Hoo Farm. After Hoo Farm turn right and carry on through Preston on the Weald Moors, continue for approximately one mile, then bear left and with the church on your left, take the right hand turning. Carry on down this road and the property will be located through the black gates.

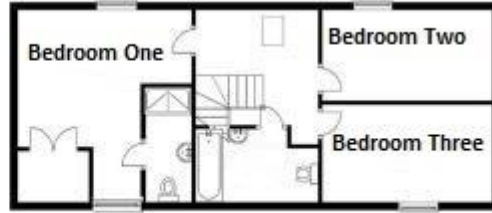
**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate.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

**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.





Ground Floor



First Floor



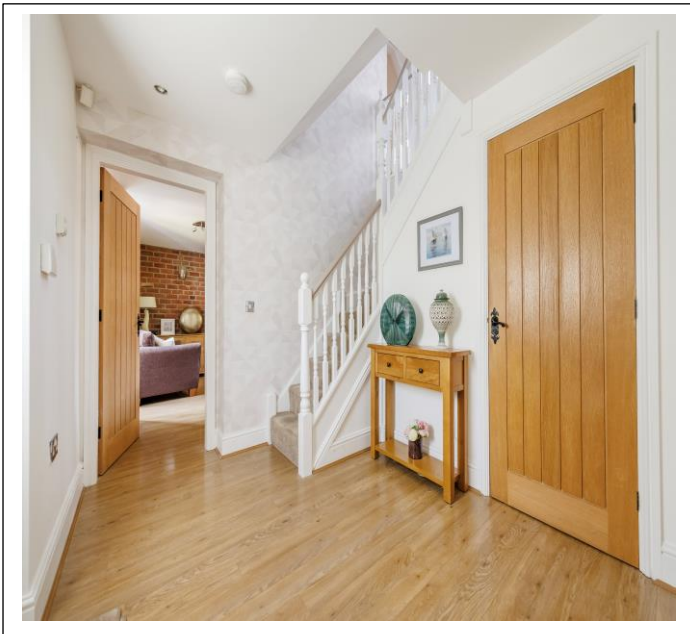
Garage

**Willow Dean  
2 Crown Farm Barns  
Kynnersley  
TF6 6DX**

Approx Overall Floor Area  
121sq.m 1302.7sq.ft.  
(excluding garages/stores)

FOR GENERAL GUIDANCE ONLY  
NOT TO SCALE

Entrance Hall: 10'5" X 8'0" (3.18m X 2.44m)  
Kitchen/Dining Room: 17'0" X 14'5" (5.18m X 4.39m)  
Utility Room: 10'4" X 5'0" (3/15m X 1.52m)  
Lounge: 16'3" X 14'8" (4.95m X 4.46m)  
Bedroom One: 17'4" Max Narrowing to 11'3" X 10'10" Plus Large Door Recess (5.28m X 3.3m)  
Bedroom Two: 14'7" X 8'6" (4.44m X 2.59m)  
Bedroom Three: 14'6" X 8'6" (4.42m X 2.59m)  
Timber Framed Garage: 14'6" X 13'6" (4.42m X 4.11m)



**Selling your home?**

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.