



Helping *you* move



Betton Lodge Barn, Betton, Shropshire, TF9 4AD

Impressive Three Bedroom Barn Conversion with Indoor Pool & Leisure Suite - Situated in Stunning Rural Location & with NO UPWARD CHAIN!

Offers in Region of
£625,000

Overview

- Impressive Barn Conversion
- Offered With No Upward Chain
- Indoor Pool, Six Seat Jacuzzi
- Shower/Changing Room & Cloaks/wc
- Three Large Reception Rooms
- Kitchen, Boiler Room, Rear Porch
- Three Double Bedrooms
- Two En-Suite Shower Rooms
- Generous Courtyard, Lawned Garden
- Ample Shared Parking Area
- Beautiful Rural Location



This most impressive barn conversion offers all of the adaptable living space that you will ever need and even comes with its very own leisure suite! Here you will find an indoor pool with a large arched window looking out onto open countryside and of course not forgetting the 6 seat Jacuzzi. Here you will also find a shower/changing room concealed behind a feature curved wall and a large cloakroom wc.

Moving onto the main living accommodation you will find a breakfast kitchen, a very generous lounge with log burner fireplace, snug/family room and a dining hall which boasts a spectacular high vaulted ceiling and exposed stone wall. Onto the first flo or off the landing area there are three double bedrooms - two of which with en-suite facilities and the master having a lovely balcony area where more of the beautiful open countryside views can be enjoyed. Outside, the barn benefits from a generous low maintenance front age which is mainly gravelled, a paved area perfect for an outdoor seating area and a good sized lawn beyond. To the rear there is a decked area which can be accessed via the kitchen and the rear porch. Lastly there is a large parking area which is shared with an adjacent 2 bed self contained stable conversion which is available by separate negotiation. This property is currently let but could be acquired as a self contained annex, or readily connected to the main accommodation to become a part of the Barn. It could of course be retained as a residential investment. Furthermore there is the opportunity to acquire up to 3 acres of grazing land adjacent to the gardens. Please contact the office for more details.

LOUNGE

27' 10" x 16' 1" (8.48m x 4.9m)

FAMILY ROOM

16' 1" x 13' 7" (4.9m x 4.14m)

DINING HALL

19' 2" x 16' 7" (5.84m x 5.05m)

BREAKFAST KITCHEN

12' 9" x 11' 10" (3.89m x 3.61m)

POOL ROOM

43' 9 max" x 25' 3" (13.34m x 7.7m)

SHOWER ROOM

11' 11 max" x 8' 3" (3.63m x 2.51m)

CHANGING ROOM/WC

11' 9" x 4' 4" (3.58m x 1.32m)

LANDING AREA

28' 4" x 6' 6" (8.64m x 1.98m)

MASTER BEDROOM

16' 4" x 11' 8" (4.98m x 3.56m)

EN-SUITE SHOWER ROOM

5' 1" x 4' 1" (1.55m x 1.24m)

BEDROOM TWO

16' 11" x 12' 0" (5.16m x 3.66m)

EN-SUITE SHOWER ROOM

7' 7" x 5' 2" (2.31m x 1.57m)

BEDROOM THREE

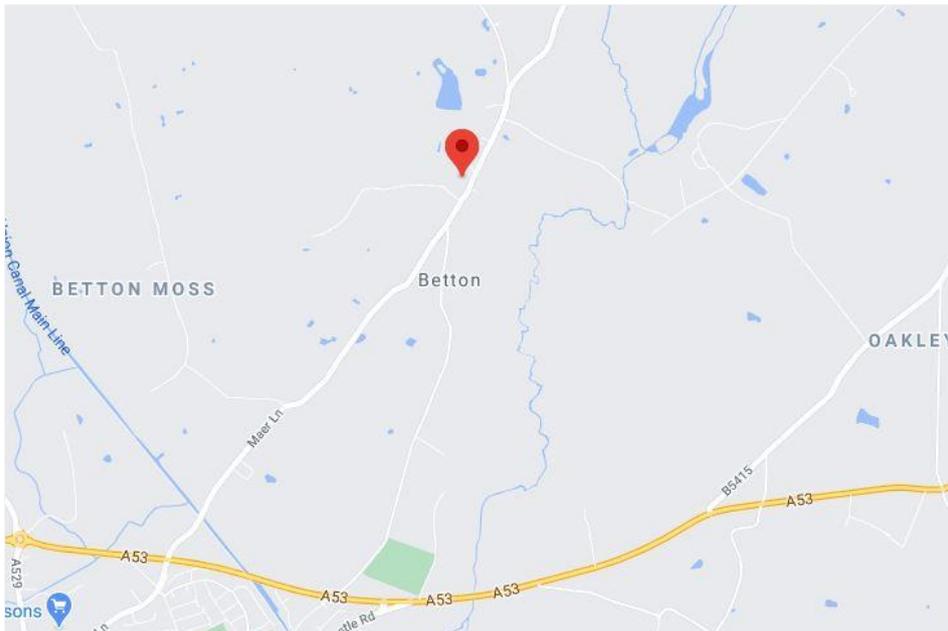
16' 7" x 14' 8" (5.05m x 4.47m)



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LOCATION

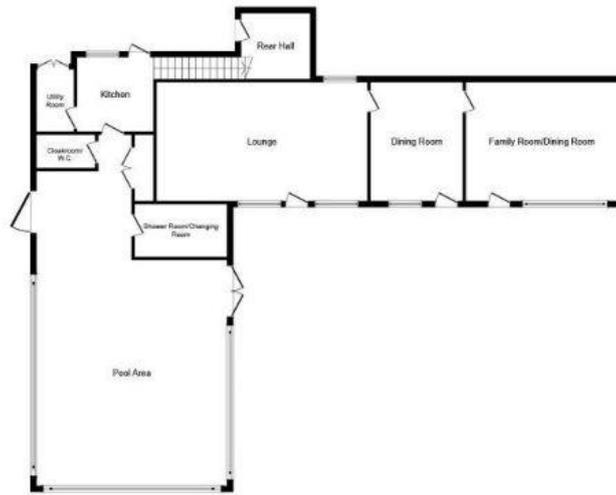
Betton is a rural hamlet in the civil parish of Norton in Hales, which has won a number of "Best Kept Village" awards and offers a primary school, 'The Hinds Head' public house with restaurant, church, bowling green and cricket club. Also located approximately 1.5 miles from the town of Market Drayton, which offers a range of amenities such as schools, specialist and high street shops, supermarkets and health and leisure facilities and is within commutable distance to the larger towns of Stoke-on-Trent, Shrewsbury, Nantwich and Chester.



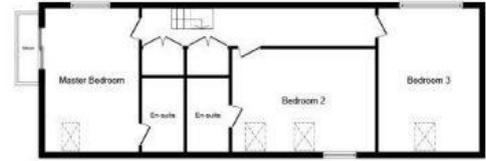
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Directions

From our office in Maer Lane turn right and proceed over the canal bridge and continue straight for approximately 1.5 miles into the Hamlet of Betton and then turn left into Moss Lane (indicated by our pointer board) and then take the second turning on the right onto the shared parking area and you will find the property which can be identified by our for sale board.



Ground Floor



First Floor

SERVICES

We are advised that mains electric and water with oil fired central heating and septic tank 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.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

Please note; there is also the added option of purchasing the two bedroom single storey barn plus some land that abuts the property. The barn is currently rented out but could easily be converted into self contained annex or of course be retained as is as a rental investment providing additional income. Please contact the office for more details.

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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!

Market Drayton Residential Sales

Tel: 01630 653641

Email: marketdrayton@barbers-online.co.uk



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.