



The Hayloft, Kiln Green Lane, Iscoyd,
Whitchurch, SY13 3AU

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Offers In Region Of £450,000



- Superb Barn Conversion
- Idyllic Rural Location with Countryside Views
- Beautiful, Spacious Garden
- Four Bedrooms
- Lounge, Kitchen/Diner, Utility/Boot Room
- Master En Suite and Family Bathroom
- Two Parking Spaces and Single Garage

“The Hayloft is a wonderful four bedroom barn conversion situated in an idyllic rural location, backing onto open fields and with exceptional views over the surrounding countryside. Part of a select development of just seven barn conversions, it is beautifully presented by the current owners and has been sympathetically restored to retain a wealth of character with exposed beams throughout. The generous accommodation comprises Entrance Hall, Cloakroom with WC, Lounge with French doors onto the rear garden, lovely Kitchen/Diner with bespoke fitted units, and there is also a Utility/Boot Room. The first floor boasts Four Bedrooms including the Master Bedroom with walk in wardrobe and en suite shower room and a modern Family Bathroom completes the accommodation. Outside, the property is approached over a shared drive with two parking spaces and a single garage. There is a delightful garden to the rear which overlooks the surrounding fields and is mainly laid to lawn with raised vegetable beds and a lovely paved patio area, ideal for relaxing and enjoying the fantastic views. Viewings are highly recommended to fully appreciate everything this superb family home has to offer.”



LOCATION

The property is situated in a lovely rural location approximately 3 miles from the busy market town of Whitchurch, which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The town of Wrexham is approximately 12 miles away and the city of Chester is approximately 20 miles away, both offering a wider range of facilities.



LOUNGE
16' 0" x 15' 0" (4.88m x 4.57m)

KITCHEN/DINER
15' 4" x 15' 0" (4.67m x 4.57m)

MASTER BEDROOM
15' 2" x 11' 5" (4.62m x 3.48m)

BEDROOM TWO
11' 1" x 9' 8" (3.38m x 2.95m)

BEDROOM THREE
11' 1" x 8' 5" (3.38m x 2.57m)

BEDROOM FOUR
9' 9" x 9' 4" (2.97m x 2.84m)

OUTSIDE
The property is approached over a shared driveway and there are two parking spaces to the front of the property as well as a single garage. To the rear is a beautifully spacious garden, mainly laid to lawn with raised vegetable beds, well stocked borders and a paved patio area, ideal for relaxing and enjoying the wonderful countryside views.

GARAGE
18' 7" x 9' 9" (5.66m x 2.97m)



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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.

LOCAL AUTHORITY

Wrexham County Borough Council, Guildhall, Wrexham, LL11 1WF Tel: 01978 292000 Council Tax Enquiries 01978 292031

SERVICES

We are advised that mains electricity and water are available. Central heating via Air Source Pump. Private drainage via septic tank. 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.

VIEWING ARRANGEMENTS

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

HOW TO FIND THIS PROPERTY

From Whitchurch proceed on the A525 towards Wrexham and after approximately 1 mile turn right signposted Iscoyd. Continue on past Iscoyd Hall, proceed for approximately half a mile then turn left into Kiln Green Lane, continue on down the track and the entrance to Kiln Green Barns can be found after a short distance on the left hand side. The Hayloft is the third barn on the right hand side.

ENERGY PERFORMANCE

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

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.

METHOD OF SALE

For Sale by Private Treaty.

WH28567 27042021



WHITCHURCH
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