



3 Mount Farm Barns | Norbury

Helping *you* move





"This stunning four bedroom barn conversion is situated on a select development of just six properties in a fabulous rural location with far reaching views across the Shropshire countryside to both the front and rear. The current owners have made it into a wonderful family home that is beautifully presented throughout and has been finished to the highest of standards with features including solid oak doors, oak skirting boards and windowsills, underfloor heating through out the ground floor, antique brass sockets, high quality kitchen with oak and granite worktops, solid oak latch doors and staircase with oak handrails. The accommodation is set over three floors and the ground floor comprises Entrance Hall, Cloakroom with WC, Lounge with wood burner, impressive Kitchen/Diner with French doors opening onto the rear garden and Utility Room. The first floor boasts Three Double Bedrooms, one with Ensuite Shower Room and there is also a stylish Family Bathroom. The Master Bedroom with En Suite occupies the entire second floor. Double electric gates provide access to the development and the property benefits from excellent parking facilities with a large single garage and two allocated parking spaces. There is an attractive lawned area to the front and to the rear is an established, pretty garden with lawn, well stocked borders filled with an abundance of shrubs, plants and trees and a lovely paved patio area."



LOCATION

Norbury is situated close to the picturesque village of Marbury which is surrounded by idyllic meadows and meres with great walking, cycling, fishing and bird watching spots. The village also has a historic 15th Century hill top church (St. Michaels) and a recently renovated country pub. The busy market town of Whitchurch is around 4 miles away and benefits from a variety of eateries, 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 nearby village of Wrenbury offers primary schooling and doctors surgery, village store/post office and two pubs.





LOUNGE
15' 2" x 11' 9" (4.62m x 3.58m)

KITCHEN/DINER
21' 1" x 14' 6" (6.43m x 4.42m) max

UTILITY ROOM
6' 4" x 4' 5" (1.93m x 1.35m)

BEDROOM TWO
15' 5" x 9' 4" (4.7m x 2.84m)

EN SUITE
8' 3" x 6' 3" (2.51m x 1.91m) max

BEDROOM THREE
12' 2" x 11' 6" (3.71m x 3.51m)

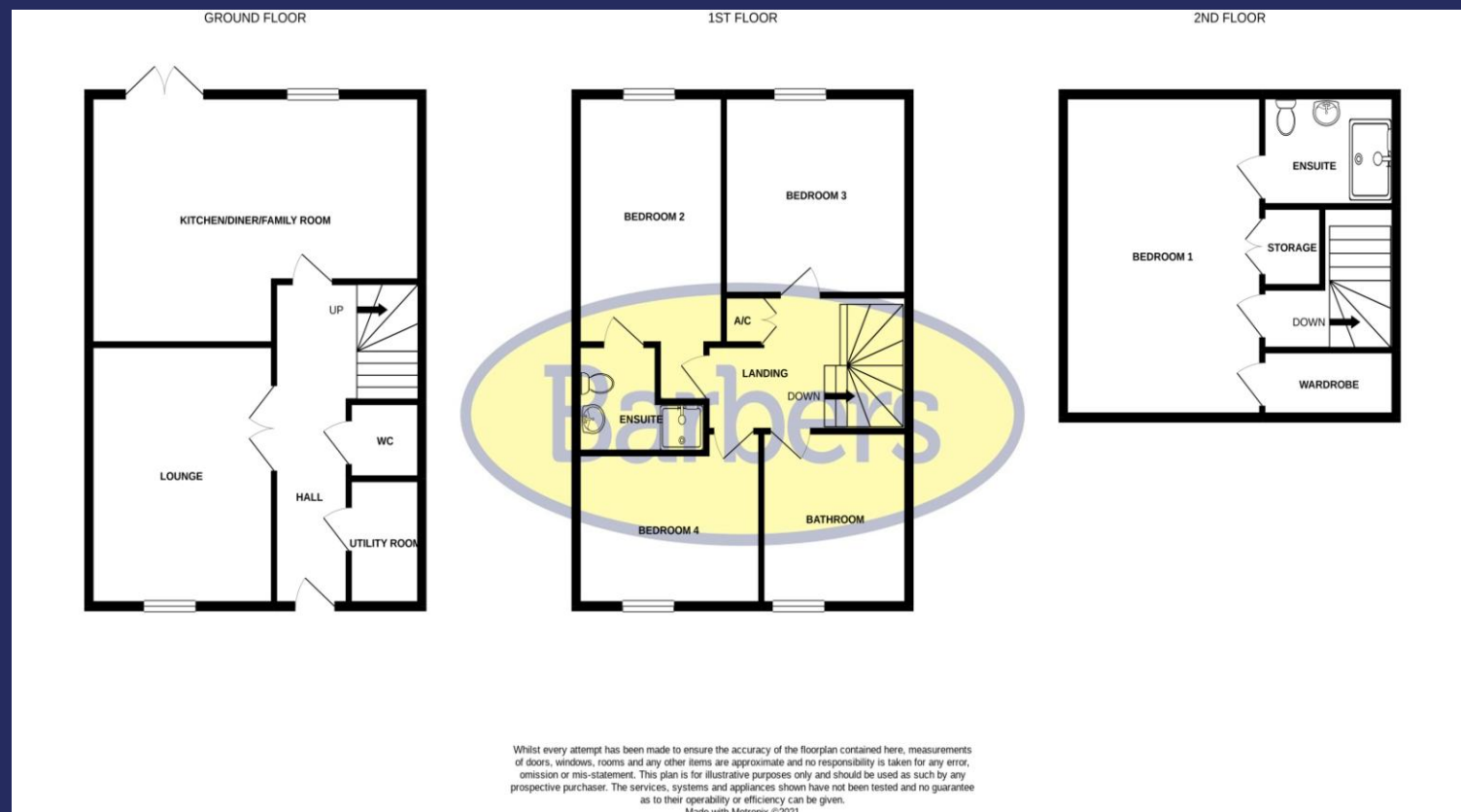
BEDROOM FOUR
11' 8" x 9' 2" (3.56m x 2.79m)

FAMILY BATHROOM
10' 0" x 8' 2" (3.05m x 2.49m)

MASTER BEDROOM
20' 2" x 12' 5" (6.15m x 3.78m)

EN SUITE
7' 7" x 5' 9" (2.31m x 1.75m)

GARAGE
19' 3" x 12' 4" (5.87m x 3.76m)



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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

Cheshire East Council, Crewe Customer Service Centre, Delamere House, Delamere Street, Crewe, CW1 2JZ. Council Tax enquiries 0300 123 5013

SERVICES

We are advised that mains electricity and water are available. Private drainage. Oil fired central heating. 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.

MANAGEMENT COMPANY

We are advised that there is a management company set up and the charge is currently £15 per month. This will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries

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

ENERGY PERFORMANCE

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

HOW TO FIND THIS PROPERTY

From Whitchurch take the A49 towards Tarporley. After 3 miles turn right into Marbury Road, continue on past the turnings for Snab Lane and Swanwick Green, proceed for approximately 1 mile then bear left into Norbury Town Lane where the property can be found after approximately half a mile on the right hand side.

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.

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