

**Barbers**

Swallow Barn, Soulton Road, Wem, SY4 5RP

Helping *you* move





*"A fabulous four bedroom barn conversion situated on small select development in a lovely rural location in the heart of the North Shropshire countryside, with substantial gardens extending to around 0.35 acres and backing onto open fields with fabulous countryside views. It is beautifully presented throughout and the current owners have made it into a wonderful home that has been finished to a high standard including oak flooring, new kitchen and new bathrooms. It is full of character and charm with exposed timbers and high ceilings throughout and the accommodation includes Entrance Porch, Entrance Hall, Cloakroom with WC, generous Lounge with log burner, Dining Room, Utility Room, Laundry Room, Four Double Bedrooms, Master En Suite Shower Room and a great size Family Bathroom. Externally, the property is approached over a shared driveway leading to a large garage and there is a paved parking area to the front of the property. The rear garden is most impressive with a gravel patio area, well maintained lawn, vegetable patch, timber garden shed, two greenhouses, summer house and attractive flower beds filled with an abundance of established shrubs, plants and mature trees."*



## 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.

**LOUNGE**

24' 3" x 17' 9" (7.39m x 5.41m)

**DINING ROOM**

18' 0" x 11' 6" (5.49m x 3.51m)

**KITCHEN**

17' 9" x 9' 1" (5.41m x 2.77m)

**UTILITY ROOM**

10' 2" x 9' 0" (3.1m x 2.74m) max

**LAUNDRY ROOM**

9' 0" x 6' 7" (2.74m x 2.01m)

**MASTER BEDROOM**

18' 0" x 12' 4" (5.49m x 3.76m)

**EN SUITE**

9' 6" x 6' 9" (2.9m x 2.06m)

**BEDROOM TWO**

14' 2" x 8' 9" (4.32m x 2.67m)

**BEDROOM THREE**

12' 6" x 11' 7" (3.81m x 3.53m)

**BEDROOM FOUR**

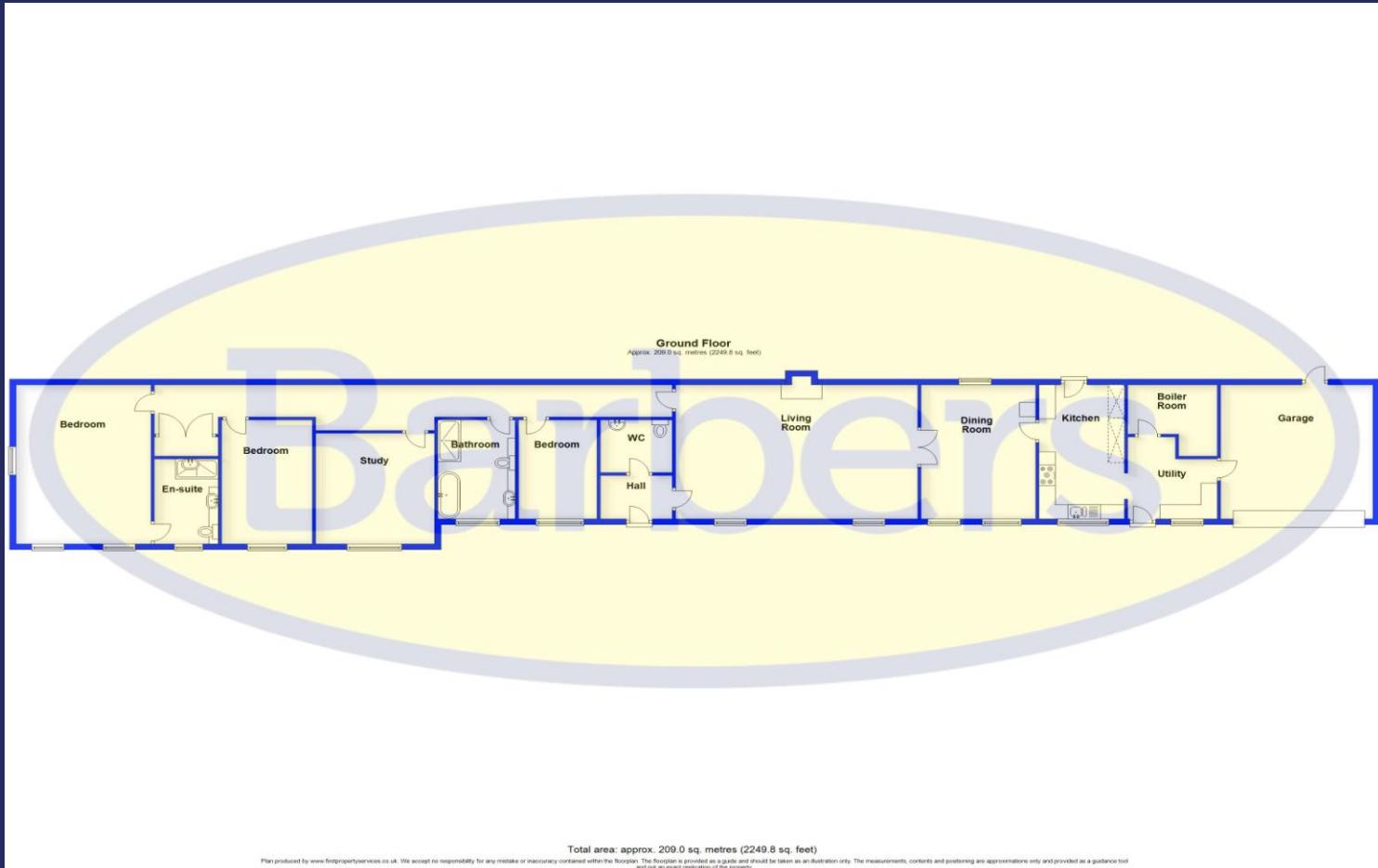
14' 0" x 8' 1" (4.27m x 2.46m)

**FAMILY BATHROOM**

13' 8" x 7' 9" (4.17m x 2.36m)

**OUTSIDE**

The property is approached over a shared entrance driveway. To the front of the property is a paved parking area and a driveway leads to the attached garage. There is a substantial rear garden that is beautifully maintained and comprising spacious lawn, gravel patio area, decorative pond, timber shed, two greenhouses, timber summer house and well stocked flower beds with a variety of established shrubs, plants and trees. The garden backs onto open farmland, enjoying wonderful countryside views. We are advised that there is a rear vehicular access to the property which Swallow Barn has right of way over. This will be confirmed by the vendors solicitor during the pre-contract enquiries.

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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

Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

### 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.

### 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](mailto:whitchurch@barbers-online.co.uk)

### ENERGY PERFORMANCE

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

### HOW TO FIND THIS PROPERTY

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 over the humpback bridge and past Soulton Hall and the entrance to the property can be found on the right hand side immediately before the white detached house. Swallow Barn is the second barn 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.

WH30411 100222

The logo consists of the word "Barbers" in a bold, blue, sans-serif font, enclosed within a thick, dark blue oval border.

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### WHITCHURCH

34 High Street, Whitchurch SY13 1BB | Tel: 01948 667272  
Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)  
[www.barbers-online.co.uk](http://www.barbers-online.co.uk)

### MARKET DRAYTON

NEWPORT

SHREWSBURY

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WHITCHURCH