



Helping *you* move



Weston Barn, Burlington Court, Burlington

A wonderfully characterful Barn Conversion situated in a lovely country location and offering surprisingly spacious 3 Bedroom, 3 Bathroom accommodation. The property sits in a courtyard location and has neat cottage style gardens to the rear.

Offers in the Region of
£485,000

Weston Barn, Burlington Court, Burlington

Overview

- Beautiful Character Barn Conversion
- Lovely Spacious First Floor Lounge
- Exceptional Breakfast Kitchen
- Spacious Dining Room, Hall Study
- Ground Floor Shower Room,
- Ground Floor Bedroom 3
- 2 First Floor Double Bedrooms with En-Suites
- Large External Integral Store
- Parking for Several Vehicles
- Council Tax Band F
- EPC Rating – E



BRIEF DESCRIPTION

This is a wonderfully characterful barn conversion located in a lovely country setting. Situated in a beautiful courtyard, it offers surprisingly spacious accommodation with 3 Bedrooms and 3 Bathrooms. The property also features neat cottage-style gardens at the rear. Key features of the property include: A spacious First-Floor Lounge, an exceptional Breakfast Kitchen, a Spacious Dining Room, and Study Hall. There is a Ground Floor Shower Room and a Third Bedroom, along with 2 First-Floor Double Bedrooms, both with En-Suite facilities. Additionally, the barn conversion has a large external Integral Store and Parking Space for several vehicles.

Overall, this property combines character and charm with ample space and a peaceful country location, with easy access to local commuter routes.

LOCATION

Burlington Court is located on the fringe of Sheriffhales and is conveniently situated close to the A5 and A41 commuter links to the M6 and M54. Stafford, Shifnal and Telford train stations provide regular services to Birmingham and London Euston.

The nearby market town of Newport has a range of eateries, independent shops and supermarkets including Waitrose.



Your **Local** Property Experts
01952 820 239

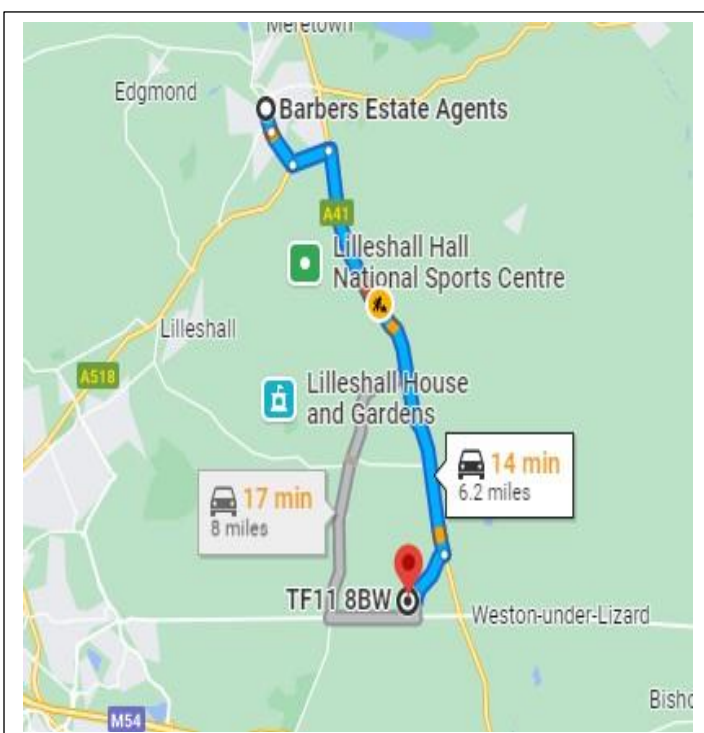


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that LPG central heating, mains water and electricity are available, together with 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.

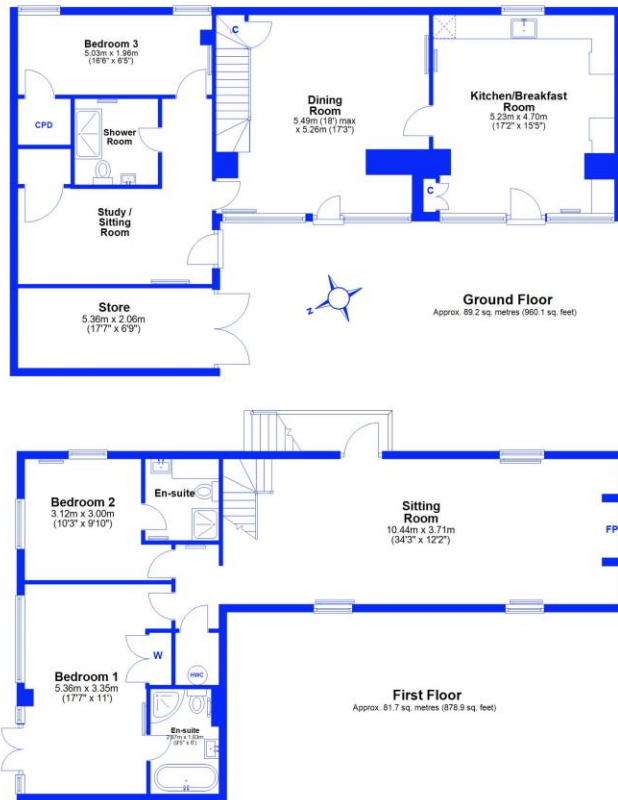
LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



DIRECTIONS: From our office, head south and continue onto Upper Bar then continue onto Station Road. At the roundabout, take the first exit onto A518, go through one roundabout. At the roundabout, take the second exit onto Newport Bypass/A41, continue to follow A41 for approximately 3.2 miles, then turn right, then next right onto Marsh Road, then turn left again into Burlington Court where the property will be identified by our For Sale Board.

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



Total area: approx. 170.9 sq. metres (1839.0 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixtures and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.

Weston Barn, Burlington, Shifnal



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

Tel: 01952 820 239

Email: newport@barbers-online.co.uk

Barbers

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.