



Granville View, Grange Farm Barns, Redhill

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Granville View, Grange Farm Barns, Grange Lane, Redhill, Telford, TF2 9PB

Offers in the Region of £625,000



Granville View is a beautiful Barn Conversion with spacious Four Bedroom accommodation and fabulous views over surrounding Countryside.

- Beautiful Barn Conversion retaining features
- Spacious Lounge
- Open plan Family / Dining / Kitchen
- Utility Room, Boiler Room, Cloakroom
- Four Bedrooms, Two En-suite Shower Rooms
- Bathroom with four piece suite
- Garage and parking space
- Generous sized Garden plot with lovely views



Brief Description

This stunning Barn Conversion has attractive accommodation throughout, finished to a high specification and retaining many period features such as beams to ceilings. Approaching through the communal forecourt area - a glazed entrance door provides plenty of natural light into the spacious Entrance Hall with stairs ascending to the first floor, useful storage cupboard and Cloakroom with two piece suite. Off to the left is the Lounge with beamed ceiling and three windows providing a dual aspect to front and rear. Flowing from the Hall into the attractive Family / Dining / Kitchen which offers windows on three sides - the Kitchen area has been fitted with a fantastic range of base and wall units incorporating a Belfast style sink, dishwasher and space for a double sized electric range style cooker, central island unit with integrated wine cooler; glazed French doors with glazed side windows overlook the rear garden and the stunning views beyond. The Utility Room has a matching range of units with provision for a washing machine and tumble dryer, external door to the front courtyard and door into the Boiler Room.



Stairs ascend to the first floor Landing - Bedroom One is off to the far right and has a window offering far reaching views over the surrounding countryside, built-in wardrobe, door to the En-suite Shower Room with three piece suite. Bedroom Two is off to the far left and again has an En-suite Shower Room with three piece suite. There are two additional double Bedrooms and a Bathroom with four piece suite. Benefitting from double glazing, under floor heating to the ground floor and radiators to the first floor - the property must be viewed internally to fully appreciate this beautiful property.

Externally, the group of barns are accessed through an electric gate with a gravelled courtyard to the front where there is parking available for two vehicles in front of Granville View and then at the rear there is a single Garage within a block and additional communal parking where there are two allocated spaces. Open three bar fencing and hedge provide a boundary to the good sized rear garden yet keep a semi-open aspect to enjoy the surrounds of the rural backdrop; the garden is predominantly laid to lawn with a good sized patio area and enjoys views to the rear and one side. The property stands within the curtilage of Watling Street Grange which is a Grade II Listed residence and therefore Granville View is subject to the same regulations and restrictions.



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LOCATION

The modern shopping and leisure facilities at Telford Town Centre are some 3 miles distant and Junction 4 of the M54 motorway is approximately 2 miles distant providing access to the West Midlands Conurbation in the east and Shrewsbury and Wales in the west. Education facilities from Primary through to Secondary are available in the neighbouring Priorslee area. Redhill is a semi-rural locality conveniently situated off the A5 Watling Street which leads towards Weston Park, within one mile of the property are a development of Linden Homes and Bovis Homes, Kennels and Cattery, Naturist Club, Telford Crematorium and Potters Group Waste Management Services.

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. We have been advised that there is a Management charge, payable to Grange Farm Management, for the shared charges of driveway, gate, garages and septic tank which is currently £40 per month.

SERVICES

We are advised that mains water, electricity and Flo gas are available. Drainage is by way of a shared septic tank. Electric car charger connected to the property. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

DIRECTIONS

From Junction 4 on the M54 proceed up Castle Farm Way, through Priorslee, to Limekiln Bank Roundabout - turn right onto the A5 Watling Street towards Redhill and Weston Park. Carry on straight over the next roundabout and then turn left into Grange Lane and then take the second right into Grange Farm Barns which are accessed through electric gates. Granville View can be accessed from the front or the rear.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St. Quentin Gate, Telford, TF3 4EJ.

VIEWING

Please ring us on 01952 221 200 or Email: wellington@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

ENTRANCE HALL 15' 4" x 10' 5" (4.67m x 3.18m) max.

CLOAKROOM 5' 1" x 3' 0" (1.55m x 0.91m)

LOUNGE 21' 3" x 15' 4" (6.48m x 4.67m)

KITCHEN / FAMILY / DINING ROOM 25' 2" x 15' 4" (7.67m x 4.67m)

UTILITY ROOM 8' 3" x 8' 1" (2.51m x 2.46m)

BOILER ROOM 8' 3" x 3' 3" (2.51m x 0.99m)

BEDROOM ONE 11' 7" x 11' 6" (3.53m x 3.51m)

EN-SUITE 8' 1" x 3' 2" (2.46m x 0.97m)

BEDROOM TWO 15' 3" x 10' 3" (4.65m x 3.12m) max.

EN-SUITE 8' 1" x 2' 9" (2.46m x 0.84m)

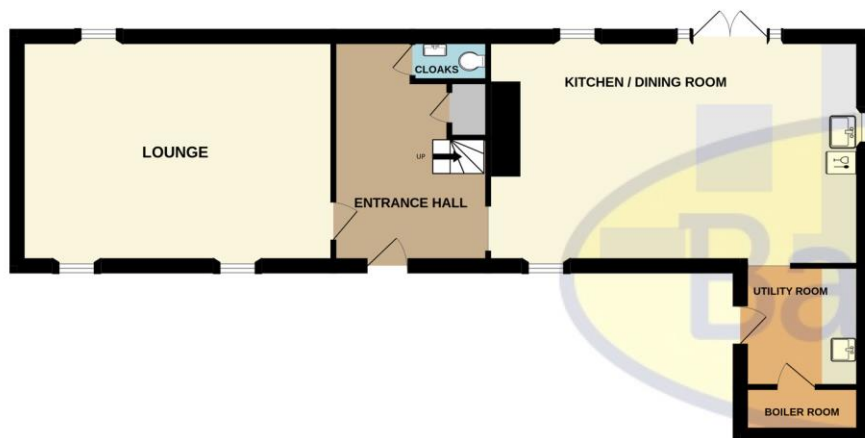
BEDROOM THREE 12' 1" x 11' 7" (3.68m x 3.53m)

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

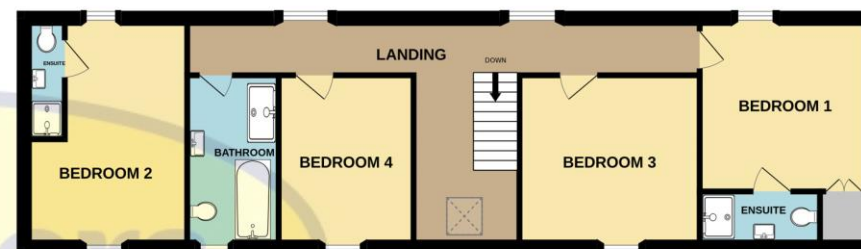
BATHROOM 11' 7" x 6' 2" (3.53m x 1.88m)



GROUND FLOOR
954 sq.ft. (88.6 sq.m.) approx.



1ST FLOOR
872 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 1826 sq.ft. (169.7 sq.m.) approx.

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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 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.



WELLINGTON
1 Church Street, Telford, TF1 1DD | Tel: 01952 221200
Email: wellington@barbers-online.co.uk
www.barbers-online.co.uk

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