

**COOPER
GREEN
POOKS**



Yew Tree Barn, Ryton, Shrewsbury, SY5 7LW

Barn to convert — £250,000 Freehold

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£250,000 Freehold — barn to convert

sales@cgpooks.co.uk

A fantastic opportunity to convert this very attractive barn, situated in an idyllic village setting with lovely views across open fields and the south Shropshire hills. Planning permission has recently been approved for an imaginative and contemporary conversion, which will provide wonderful accommodation attending to about 133 sqm incorporating both original and modern features.

KEY FEATURES

- On the ground floor there will be a spacious reception hall with bathroom, a 4th double bedroom and ensuite, living room and a kitchen/dining room which will both have vaulted ceilings. The kitchen will also have a separate utility and pantry, as well as a glazed elevation opening onto the garden.
- At first floor level there are 3 further double bedrooms, 2 of which have en suite shower rooms, with the main bedroom also having a dressing room.
- Private driveway extending along the side of the property leading to a parking area to the rear, where there is also planning permission for a detached single garage if required.
- There are plans for a patio area along with a private lawned, west facing rear garden, from which there are beautiful views across the neighbouring fields towards the south Shropshire hills. There is the possibility of more land being available by separate negotiation.
- The barn is well situated in the highly sought after and conveniently placed village of Ryton, surrounded by unspoilt countryside, yet only a few minutes' drive from both the nearby villages Dorrington and Conover. Both these villages have fantastic amenities, such as very good primary schools, local stores, post office and great pubs, like the Horseshoes bar/restaurant and the Fox, which is only a 5-minute walk away. The property is also only 7 miles from Shrewsbury and Church Stretton along with the stunning Carding Mill Valley and Longmynd.
- If you would like more information about this project or to arrange a viewing, then please call our office.



002 SIDE (North) ELEVATION
241004 121 scale 1:50



001 REAR (West) ELEVATION
241004 121 scale 1:50



002 SIDE (South) ELEVATION
241004 120 scale 1:50



001 FRONT (East) ELEVATION
241004 120 scale 1:50

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Reception Hall

about 2.8m x 3.7m

Living room

about 4.4m x 4.6m

Bathroom

about 3.7m x 1.7m

Bedroom Four

about 3m x 3m

Ensuite

about 1.5m x 3m

Kitchen

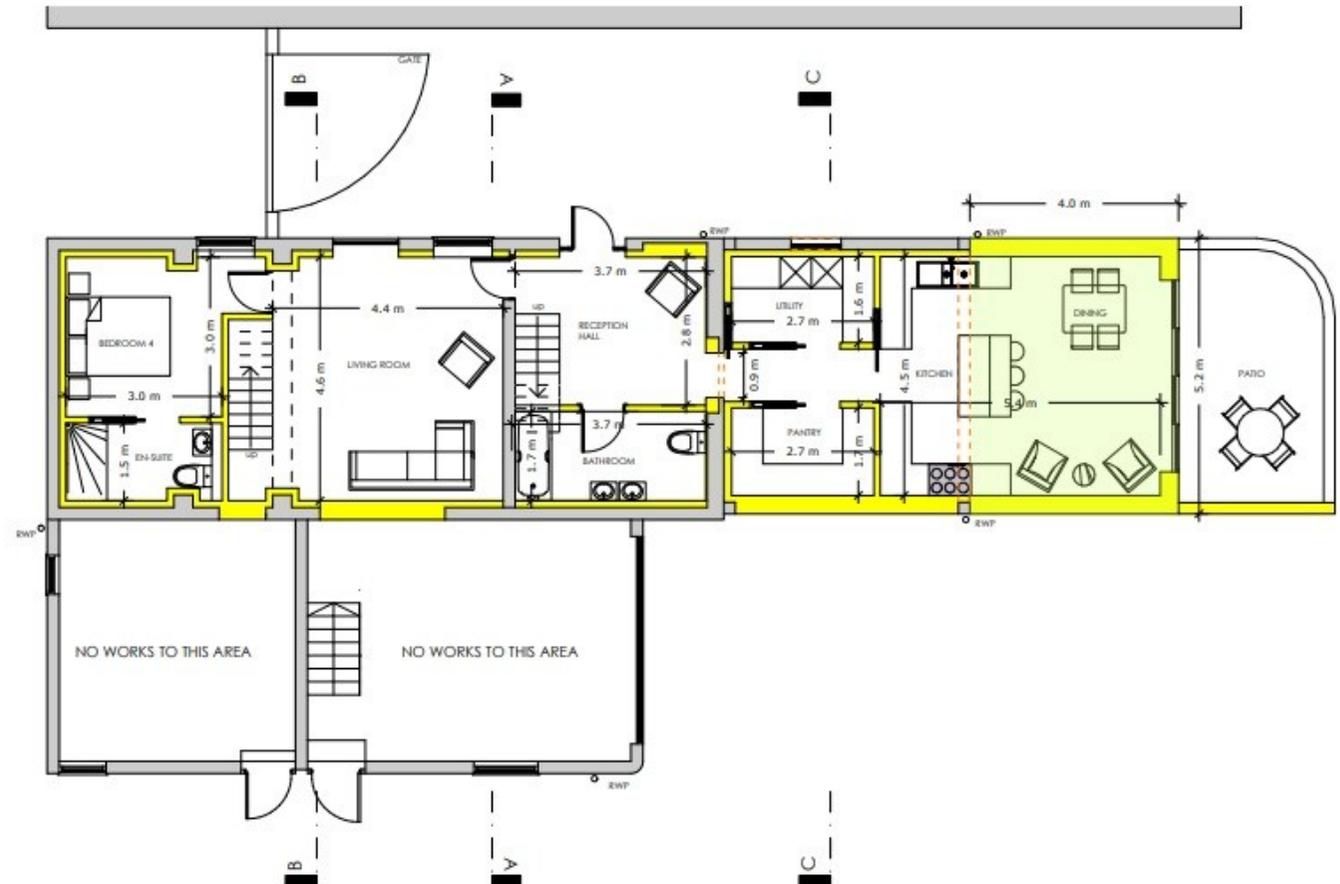
About 4.5m x 5.4m

Utility

about 2.7m x 1.6m

Pantry

about 2.7m x 1.7m



001 GROUND FLOOR PLAN
241004 _110 scale: 1:100

Proposed floorplan — ground floor

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Master Bedroom

about 4.4m x 2.9m

Ensuite

about 1.5m x 2.4m

Bedroom Two

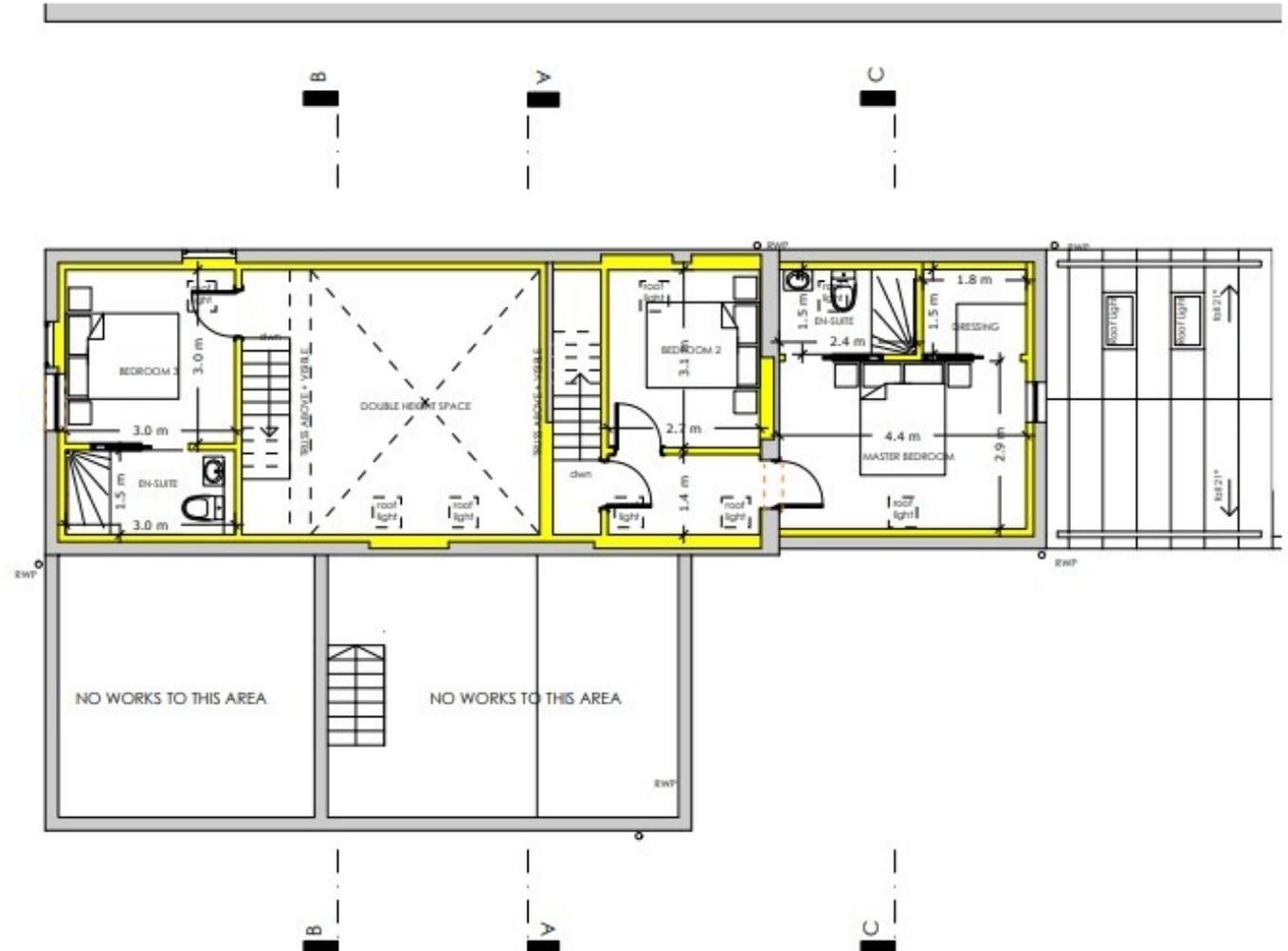
about 3.1m x 2.7m

Bedroom Three

about 3m x 3m

Ensuite

about 1.5m x 3m



Proposed floorplan — first floor





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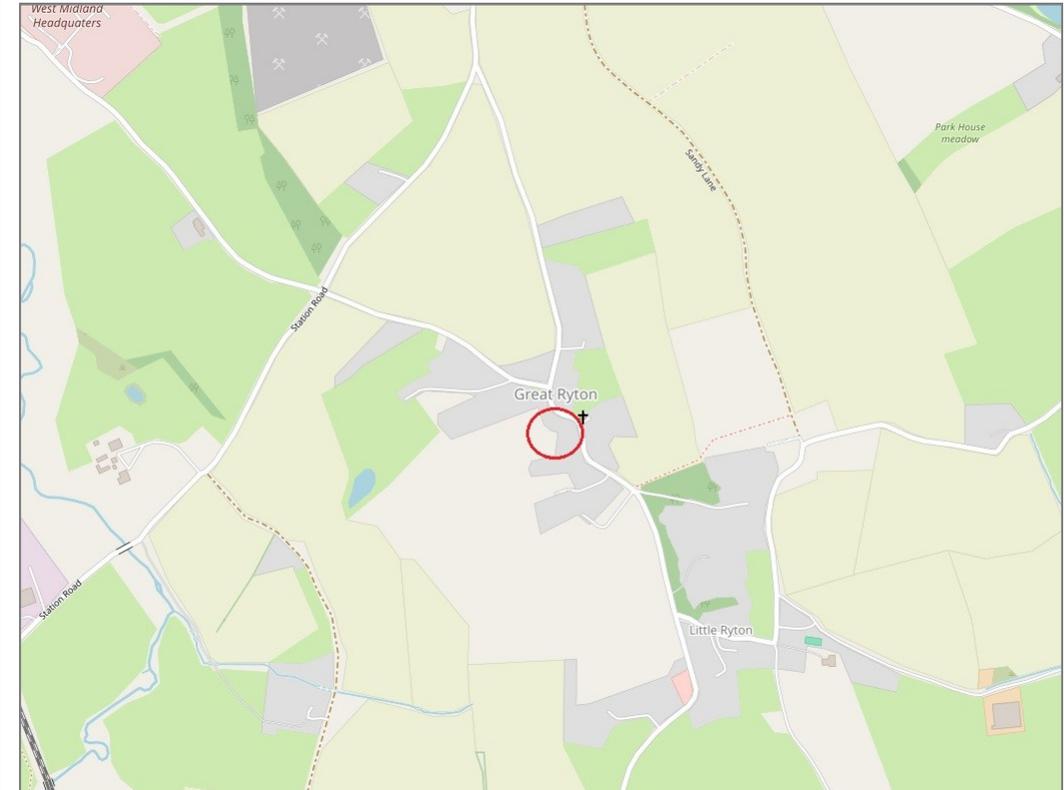
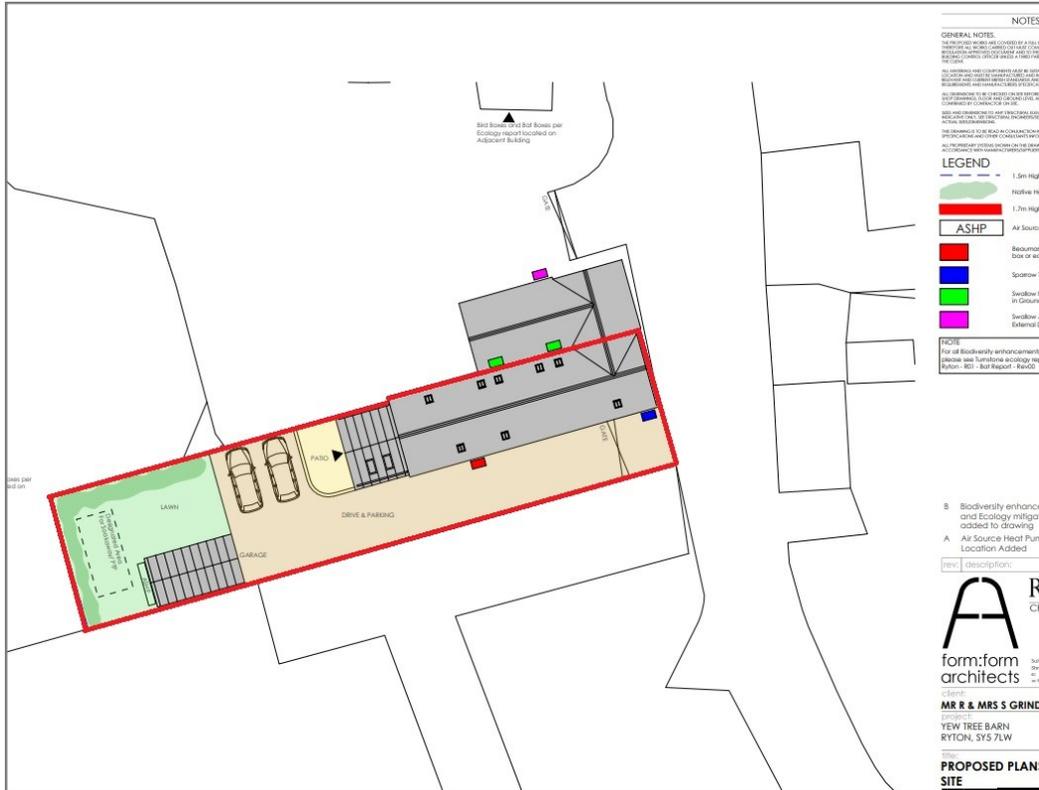
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rightmove 

onTheMarket.com 

 **RICS**
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	TBC
EPC Band	TBC
Services	Mains water and electricity are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



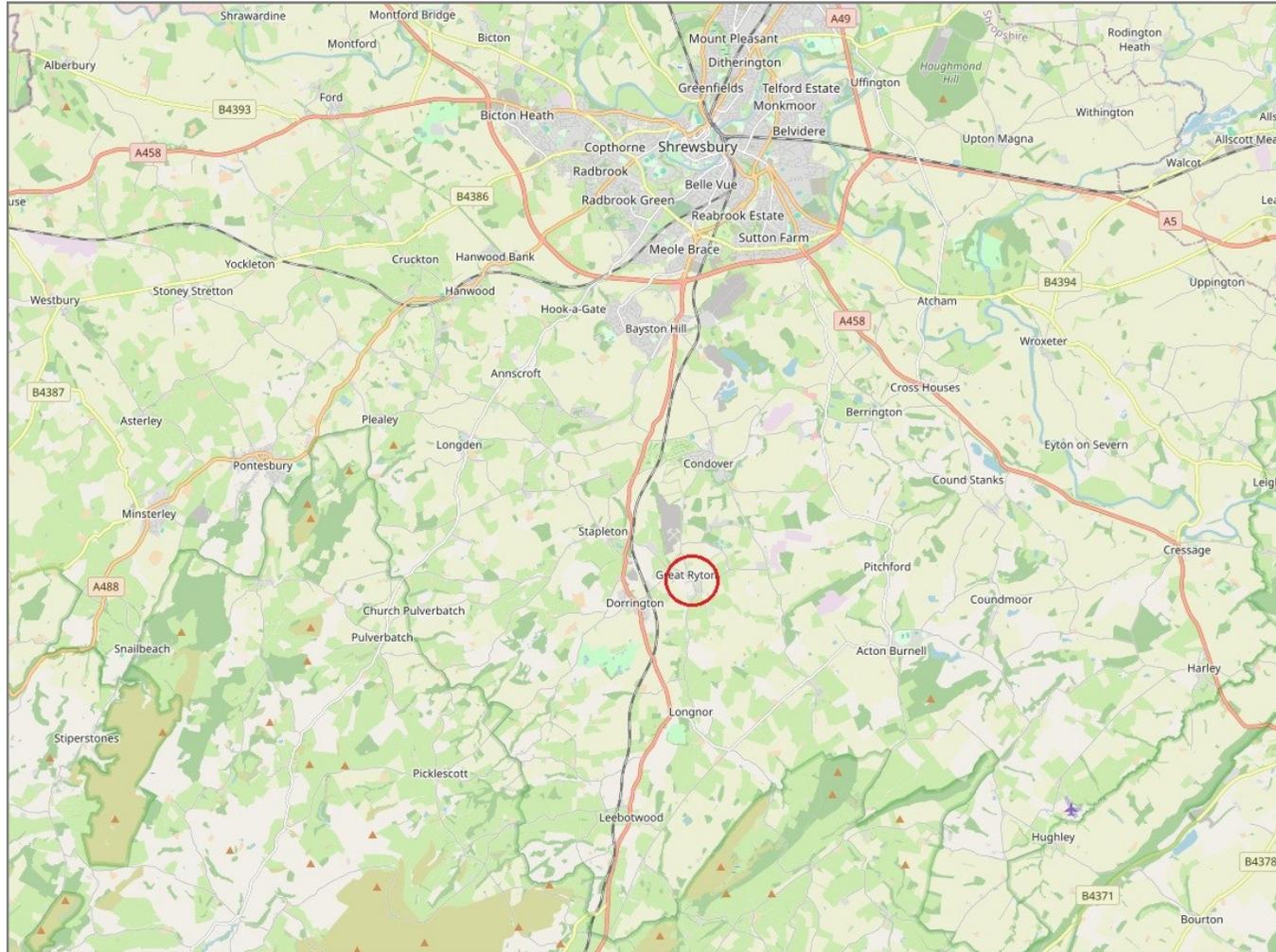
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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