



**5 The Barns, Nobold Lane, Nobold, Shrewsbury, SY5 8NW**

4 bedroom barn conversion — £535,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

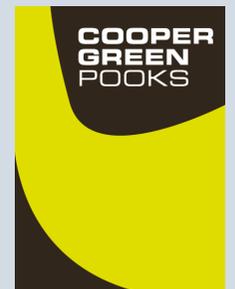
**This wonderful barn conversion is well situated in a lovely setting within a private gated development of just 5 similar properties, with the convenience of being just a few minutes from Shrewsbury. The property has an impressive interior which has been extensively improved whilst retaining original features. In addition to which there is a beautiful secluded garden overlooking open countryside.**

### KEY FEATURES

- Light and well presented accommodation, stylishly modernised to a high standard.
- Well configured living space which is semi open plan with Amtico wood effect flooring along with views to 3 elevations.
- Entrance hall with cloakroom and doors to both the kitchen and living room.
- Living room with wood burner, adjoining which is the dining area that also connects to the kitchen. Additionally there is a garden room that has glazed double doors opening onto the garden.
- High quality Kutchenhaus modern fitted kitchen and utility room, which incorporates integrated appliances such as double oven and induction hob, as well as pantry unit and quartz working surfaces. There is also a door from the utility area to access the garden.
- Staircase from hall to a split-level landing which has a vaulted ceiling and roof light.
- Four bedrooms and a refitted family bathroom. The main bedroom also has an ensuite shower room fitted to the same standard.
- LPG gas central heating system with Ideal Vogue boiler. There are also double glazed windows with fitted plantation style shutters.
- Residents and guests have access to the development via electric double gates which lead to the courtyard frontage, where there is a gravelled driveway providing parking for about 3 cars, along with access to a large garage/workshop that has a sizable roof space which may be suitable for conversion.
- Attractively landscaped and private rear garden that's mainly lawned with paved seating areas and elevated views across the adjoining fields.
- Quiet setting in a pretty and peaceful Hamlet, which is conveniently placed and very accessible to Shrewsbury which is only a mile away, as is both the Priory and Meole secondary schools.

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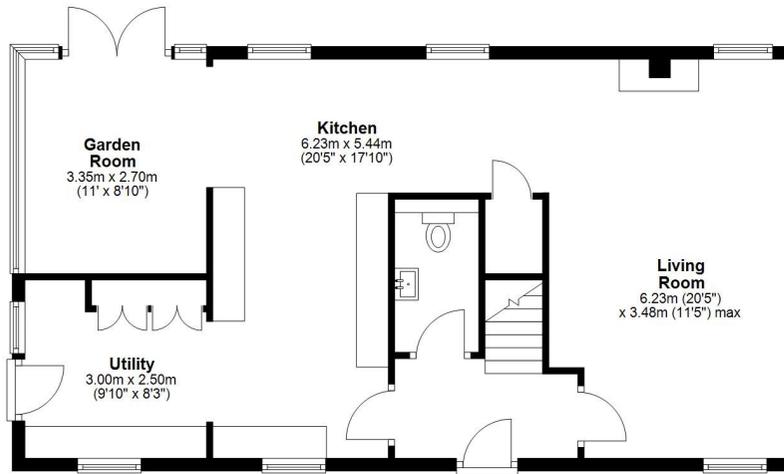
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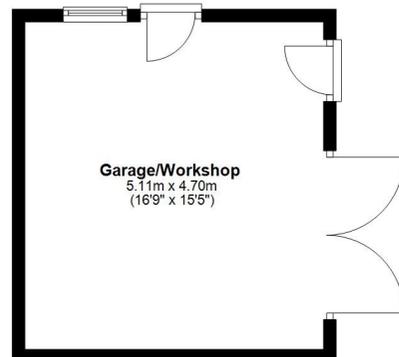
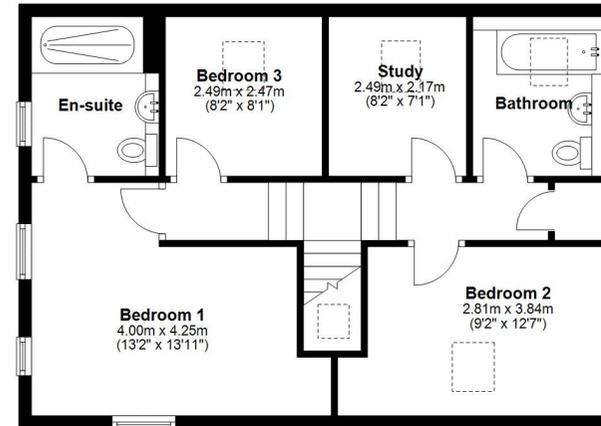
## Ground Floor

Approx. 98.0 sq. metres (1054.7 sq. feet)



## First Floor

Approx. 56.3 sq. metres (605.5 sq. feet)



Total area: approx. 154.2 sq. metres (1660.2 sq. feet)











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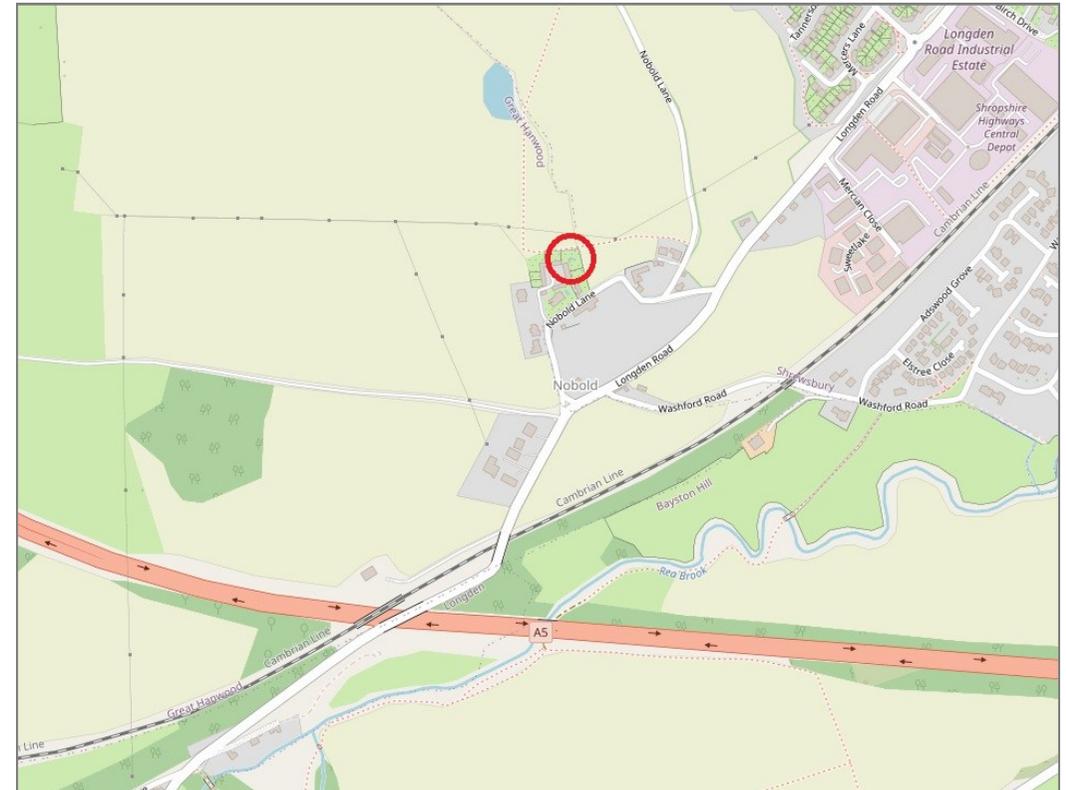
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</b>
EPC Band	<b>Band E</b>
Services	<b>Mains water, electricity and drainage are connected. LPG central heating.</b>

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

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Your home may be repossessed if you do not keep up repayments on your mortgage.

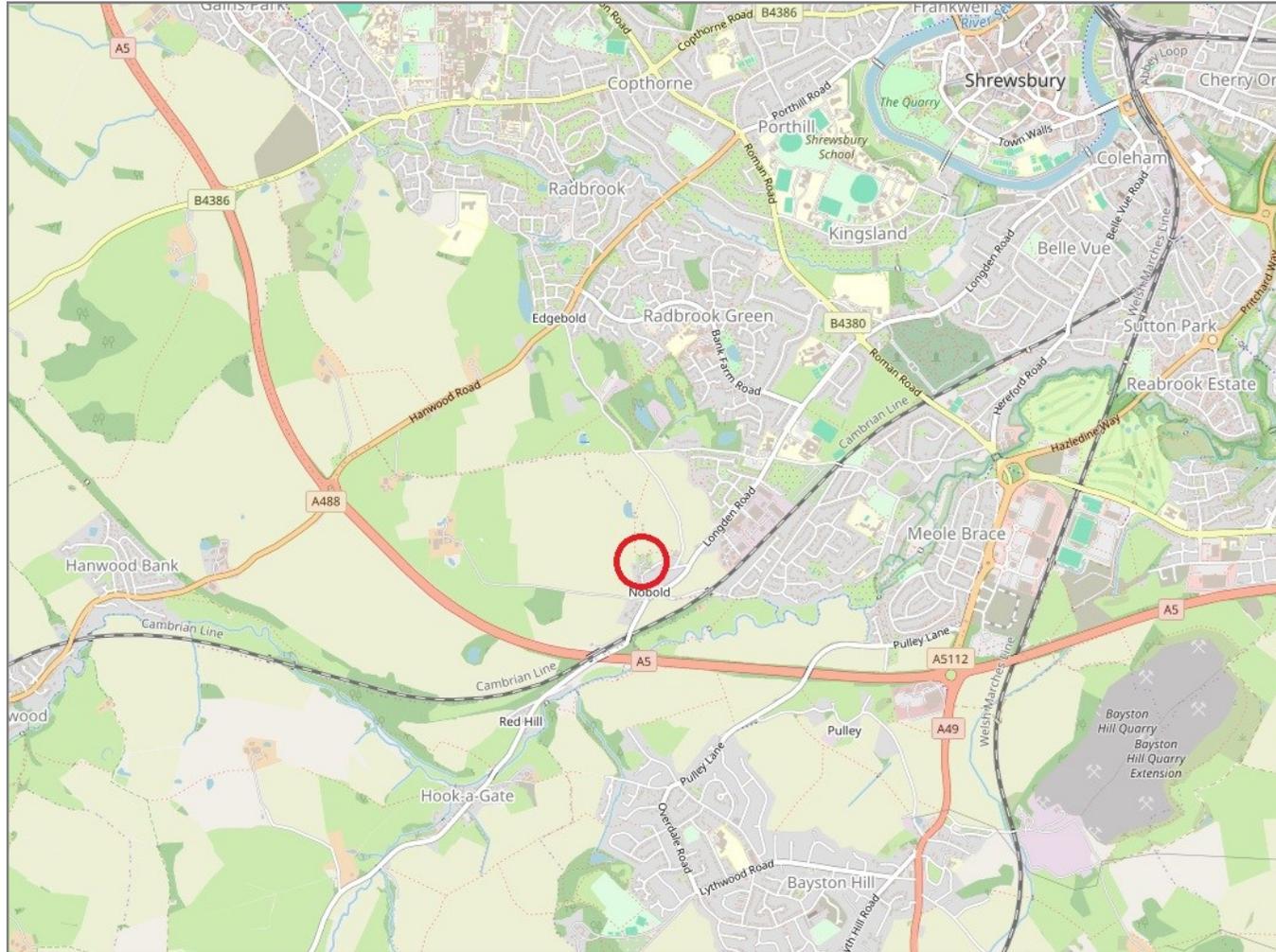
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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