

THE THRESHING BARN

BERRINGTON | SHREWSBURY



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BERRINGTON | SHREWSBURY | SHROPSHIRE | SY5 6HB

Shrewsbury 5.5 miles | Telford 12.4 miles | Birmingham 45 miles

Manchester 75 miles | London Euston 2 hrs 30 mins

(Distances and time approximate)

The Threshing Barn is a truly exquisite Grade II* listed barn conversion that has been sympathetically and tastefully converted to an incredibly high standard, situated in one of the most popular villages in Shropshire.

Grade II* Listed barn conversion finished to an exceptional standard

Beautifully restored with exposed timbers, vaulted ceilings and superb craftsmanship

Impressive open-plan living kitchen/dining/living space with a dramatic vaulted ceiling

Separate annex with the potential to be converted, currently with 2 home offices and a large gym

Gardens, large patio, 6 car garage and private driveway

Potential for the rental or purchase of 6 acres of pasture land by separate negotiation

VIDEO TOUR



SCAN HERE



LOCATION & SITUATION

The Threshing Barn is set in the heart of Berrington, a beautiful countryside village just outside the town of Shrewsbury, surrounded by the attractive rolling countryside of Shropshire.

The village of Berrington holds a very friendly community with a gorgeous Saxon Church and a village hall. There are also numerous opportunities in the region for walking, cycling and horse riding. Cross Houses is only one mile away with a local post office, garage and shop.

The town of Shrewsbury is six miles outside of Berrington, a traditional market town that is situated along the River Severn. Shrewsbury offers an abundance of independent shops, cafes, restaurants and wine bars along with an award winning 23 acre town park and an 800 seat theatre.

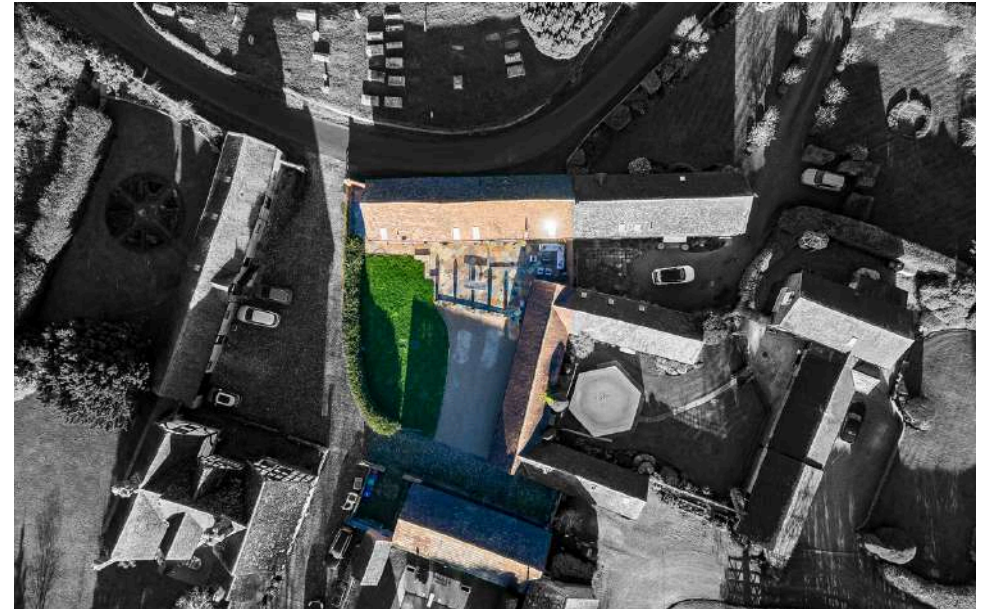
Road: The A5/M54 provides access to Telford, Birmingham and Midland business centres with the A5/A483 connecting to Wrexham, Chester and the North West motorway network.

Rail: Shrewsbury and Wellington stations connect to Birmingham New Street train station, which offers a regular service to London Euston in approximately 1 hour 20 minutes.

Air: The A5/M54 provides access to Telford, Birmingham and Midland business centres and regional airports including Birmingham, Manchester and Liverpool.

Schools: There are a number of great schools in the surrounding area within both the state and private sectors including Prestfelde Preparatory, Shrewsbury School, Shrewsbury High Girls School and Wrekin College.

Sporting: A wide range leisure activities are located close by, with golf at Shrewsbury and Condover, horse racing at Chester, Ludlow and Bangor-on-Dee, shooting at Hodnet and many local cricket clubs



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The Threshing Barn is an exceptional Grade II* listed barn conversion that is beautifully appointed throughout, the conversion to its current state was completed in 2016. The property has been sympathetically restored to preserve its historic integrity, yet enhanced with contemporary design and quality finishes. The home represents a truly outstanding blend of historic architecture and modern living.

Situated in one of Shropshire's most sought-after villages, the property offers incredibly impressive accommodation, remarkable craftsmanship and an atmosphere of understated elegance.





THE ACCOMMODATION

Internally, the property is immaculately presented, with a wealth of exposed timbers, magnificent ceiling heights, contemporary chandeliers, and carefully curated interiors that enhance both character and comfort.

The ground floor accommodation has underfloor heating throughout and at the heart of the home lies a breath-taking open-plan kitchen/dining/living space, crowned by a dramatic vaulted ceiling and designed for both everyday living and sophisticated entertaining. There is a log burning stove and French doors that lead from the living area to the large patio and gardens beyond. On the other side there is the most spectacular

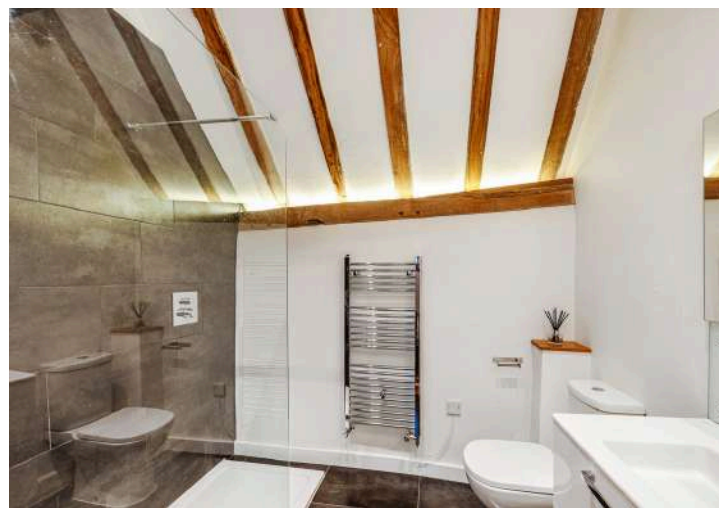
feature window giving views of the Church with one way glass for privacy. A rear hall provides access to a dedicated large utility room, ensuring both practicality and ease of use. There is also a guest WC and a further entrance door. The kitchen is centrally positioned and has a good range of wall and floor units, granite worktops, built-in appliances including 2 fridges, a freezer, Bosch double oven and microwave, larder cupboard and 4 ring Bosch hob with extractor over. There is a central island with breakfast bar and wine storage. The accommodation is superbly arranged on the first floor and features a luxurious principal bedroom suite approached over the glazed gallery landing, which has a

vaulted ceiling, beautifully appointed en suite bathroom and an elegant dressing room. A further guest suite with en suite facilities offers an ideal retreat for visitors, while two additional bedrooms are served by a stylish family bathroom. The first floor offers a huge amount of charm and character with many exposed timbers and original features.

There could be further accommodation added within the annex, which offers just under 1,000 sq ft of space. This is currently used as a gym with two offices at either end, but could quite easily be secondary accommodation.







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VIDEO TOUR



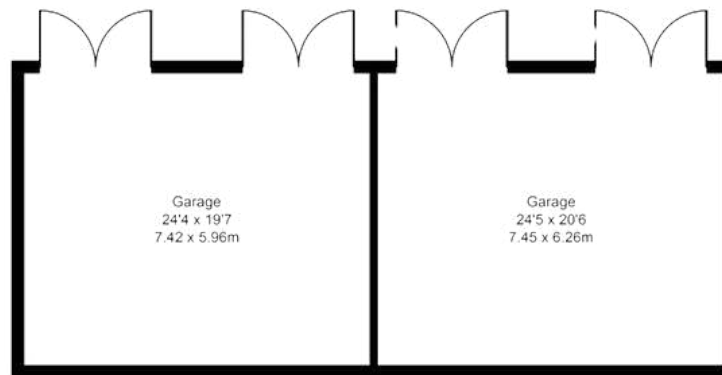
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Approximate Area = 2735 sq ft / 254.1 sq m
 Garage = 1012 sq ft / 94.0 sq m
 Outbuilding = 925 sq ft / 85.9 sq m
 Total = 4672 sq ft / 434.0 sq m
 For identification only - Not to scale



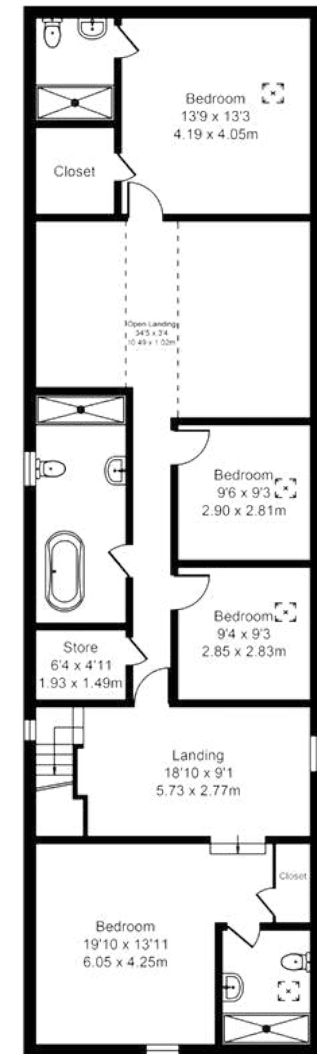
Outbuildings



Garage



Ground Floor



First Floor



THE THRESHING BARN



GARDENS & GROUNDS

Outside, an initial shared driveway leads to the private gated driveway which in turns leads to an impressive six-car garage, offering exceptional parking and storage. The gardens provide a tranquil setting and complement the architectural beauty of the barn. A detached annex, currently arranged as a gym with his and her home offices, offers valuable flexibility for a range of lifestyle needs. This building could quite easily be converted into secondary accommodation.

The gardens are all to the front and include a lawned area and large patio area perfect for al fresco entertaining. There is also a pig pen currently used for bin storage.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property benefits from mains water and electricity, oil fired central heating, and private drainage by way of a treatment plant.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Shrewsbury. Tel: 03456 789000

COUNCIL TAX

Council Tax Band – F

EPC

Current EPC Rating - F

DIRECTIONS

What3Words ///catchers.walks.outdoor

From the Shrewsbury take the A458 to Cross Houses and Much Wenlock. On entering Cross Houses take the first right signposted to Berrington. Continue down the lane, bear left at a sharp left hand bend and continue into the village. Take the first left towards the Church and at the Church turn right into The Manor. The entrance is on the left hand side

FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

RIGHTS OF WAY & EASEMENTS

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves, whether mentioned in these particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the Vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.





Halls of Shrewsbury
2 Barker Street | Shrewsbury
Shropshire | SY1 1QJ



Jamie Carter
01743 236444 | 07852 530496
jamie.carter@hallsgb.com