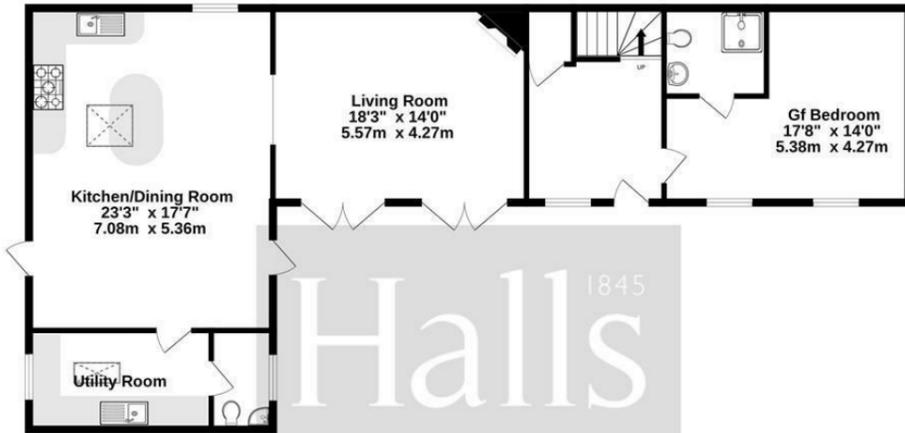


TO LET

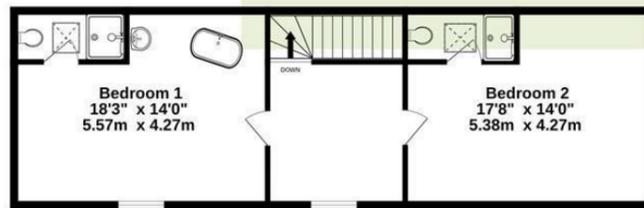
The Byre, Northwood, Shrewsbury, SY4 5NN



Ground Floor
1169 sq.ft. (108.6 sq.m.) approx.



1st Floor
642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA: 1812 sq.ft. (168.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TO LET

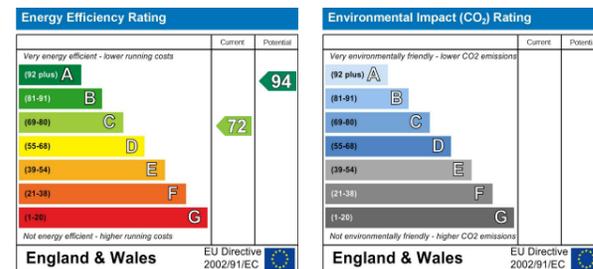
£1,300 Per Calendar Month

The Byre, Northwood, Shrewsbury, SY4 5NN

An attractively presented and generously proportioned detached three-bedroom barn conversion boasting stylishly appointed living accommodation and ample off-street parking, peacefully situated in a semi-rural location with views over open countryside, on the perimeter of the hamlet of Northwood.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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- Barn Conversion
- Spacious and Generously Proportioned
- Three En-Suites
- Available early April 2026
- Parking
- Peaceful Location

DESCRIPTION

The Byre occupies a delightful rural setting within the hamlet of Northwood, which boasts a thriving country Public house whilst nestling within the noted north Shropshire countryside, yet also retains a convenient position roughly equidistant between the towns of Ellesmere and Wem, both of which offer a respectable array of amenities for their size, including Schools, Supermarkets, Medical facilities, Eateries, and a range of independent shops, with Wem providing rail links to the wider area. The property is also well situated for access to the larger towns of Shrewsbury, Wrexham, and Oswestry, all of which contain a more comprehensive range of amenities.

The property, which has recently been converted to a high standard, now provides deceptively spacious and generously proportioned living accommodation, with a versatile configuration ideal for families. The property is stylishly presented throughout and at present comprises, on the ground floor, an Entrance Hallway, Bedroom (with En-Suite), Living Room, Kitchen/Dining Room, Utility Room, and Cloakroom., together with, to the first floor, an impressive galleried landing (which could serve as study space) opening on to two spacious Bedrooms, both of which benefit from En-Suites.

Externally, the property is complemented by an attractive paved patio area, this representing an ideal space for outdoor dining and entertaining, flanked by a gravelled parking area with space for a number of vehicles.

W3W
///tell.clinking.mocking

THE ACCOMMODATION COMPRISES

- Ground Floor -
- Entrance Hall: 3.02m x 3.15m
- Living Room: 5.57m x 4.27m
- Kitchen/Dining Room: 7.08m x 3.86m
- Utility Room: 4.01m x 2.18m
- Cloakroom:
- Bedroom (incl En-Suite): 5.38m x 4.27m
- First Floor -
- Bedroom One (incl En-Suite): 5.57m x 4.27m
- Bedroom Two (incl En-Suite): 5.38m x 4.27m

TERMS

The property will be offered on an initial six month Assured Shorthold Tenancy, however, longer term tenants are preferred.

Pets to be declared prior to viewing.

FURTHER CHARGES

A £20pcm charge further to the rent will be due to cover the foul water drainage.

HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

SECURITY DEPOSIT

A security deposit equal to five weeks' rent will be due to be held by the DPS.

COUNCIL TAX

We await confirmation of the council tax banding for this property.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

N.B

Viewers are advised that the marketing photos used were taken in 2025.

