



Bank Farm Barn
Ash Magna, Whitchurch

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Whitchurch
SY13 4BT

Whitchurch 2 miles | Nantwich 12 miles
Shrewsbury 18 miles | Chester 23 miles
Crewe Station 18 miles | M54 (J3) 26 miles

A truly impressive and totally unique detached five bedroom barn conversion situated in a peaceful rural location

- Open plan living space including kitchen and dining area; utility room, WC
- Sitting room, office/play room
- Two ground floor bedrooms (one en-suite), bathroom
- First floor master bedroom with en-suite, two further bedrooms, family bathroom
- Lovely gardens, double garage



The Location

Bank House Barn is found in an unspoilt rural location not far from the small, but popular, village of Ash deep in the beautiful North Shropshire countryside. Ash is home to a community owned pub, a church and a bowling/tennis club.

Nearby Whitchurch is a thriving market town and has been quoted by The Times as one of the best places to live post Covid-19 pandemic. Whitchurch offers a variety of **amenities including supermarkets, doctors' surgeries and boutique shops** and the area is extremely well serviced with both state and private primary and secondary schools.

The medieval county town of Shrewsbury and the Roman

city of Chester are equidistant and both offer an excellent and comprehensive range of amenities.

With a railway station at Whitchurch providing regular links to mainline services at Crewe and Shrewsbury, excellent **road links and a number of airports within 1.5 hours' drive**, this wonderful property is perfect for those wanting to combine an idyllic country existence with having to commute or travel for work.

The well-known Site of Special Scientific Interest Brown Moss Nature Reserve is only half a mile away and this popular spot offers a plethora of walking routes and is a haven for all types of wildlife and birdlife.



The Property

Bank Farm Barn was converted by a firm of well-reputed, local builders in 2016 and is offered for sale with a Build-zone insurance policy. Originally a cattle barn, great care was taken to ensure that the inherent charm and character was retained whilst creating a light, airy and modern property for 21st century living. Unusually for a barn conversion, both the ground and first floors have extensive ceiling height and this, together with the number of large windows, skylights and the three bifold doors along the back, ensures that each room is filled with light allowing inside and outside areas to merge.

The property is accessed via a large entrance hall which leads to the main open plan living space. This expansive area is the heart of the home and is dominated by a large island which forms the centrepiece of the room and acts as a family gathering area, complete with a comprehensive range of kitchen units with granite work surfaces and a range-style cooker. The kitchen is complemented by a walk-in pantry

cupboard and a large utility room. The centre of the room offers space for a dining table and this area is ideal for entertaining large numbers of guests. The sitting room, although open to the living space, offers a cosy seating area with a log-burning stove as the central focus.

The two ground-floor bedrooms, with en-suite shower room and separate bathroom, are tucked away along a separate internal corridor and these bedrooms offer ideal space as guest rooms or could provide separate living space for a dependent relative.

To the first floor are a large master bedroom with en-suite shower room and dressing area with full height built-in wardrobes, two further bedrooms and a family bathroom. The first floor has vaulted ceilings throughout and this, coupled with the fact that all the bedrooms have dual aspect windows, means that these bedrooms feel light, spacious and airy. This is a truly lovely and attractive barn conversion.

The outside

Although compact, the outside space is well-considered and includes a large patio seating area and lawned area. The wooded coppice surrounding the property ensures that the rear garden is entirely private and offers a peaceful and seclude area to enjoy. To the front is a further lawned area and a gravelled parking area which leads to the double garage with electric up and over door. The detached brick garage offers plentiful space for parking or alternatively provides additional storage space

Services

Mains water and electric are connected. Oil fired central heating. Drainage to a private system.

We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Disclaimer

Please note that a Partner of Barbers Rural has a family connection to the seller.

Tenure

We are advised that the property is freehold with vacant possession on completion.

Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural, who can be contacted on 01630 692500 or 01270 439500 or sales@barbers-rural.co.uk. Please note that viewing are subject to COVID 19 restrictions. A virtual viewing is available for this property.

Directions

From Whitchurch take the A41/A49 south, only one mile from Whitchurch turn left off the dual carriageway signposted for Brown Moss. Follow this lane for 1/4 mile and bear left at the grass triangle. Bank Farm Barn is found 1/4 mile later on the right hand side indicated by Barbers Rural For Sale board.

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“Consumer Protection Regulations” – for clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. B968 Printed by Ravensworth 01670 713330



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