

SAMUEL WOOD

The Sett, Village Farm Booley Lane, Stanton Upon Hine Heath, Shrewsbury, Shropshire,

Offers In The Region Of £565,000



The Sett, Village Farm Booley Lane

Stanton Upon Hine Heath, Shrewsbury, Shropshire, SY4 4DY

4 3 3 E

- Exceptional Detached Barn Conversion
- Four Double Bedrooms, Two En-Suites
- Spectacular Light-Filled Garden Room
- Panoramic Shropshire Countryside Views
- Excellent Access to Shrewsbury And Telford
- Approximately 2,000 Sq Ft Accommodation
- Stunning Open-Plan Kitchen/Dining Room
- Landscaped Gardens approx 0.25 Acre
- Prestigious North Shropshire Village Setting
- EPC Rating E

The Sett is an exceptional detached barn conversion enjoying uninterrupted views across the rolling North Shropshire countryside, Occupying an enviable position along peaceful Booley Lane, on the edge of the highly regarded village of Stanton upon Hine Heath. Beautifully restored and sympathetically enhanced by the current owners, the property successfully marries the architectural character of its agricultural heritage with the sophistication of modern country living. Extending to almost 2,000 sq ft, the accommodation is centred around a stunning contemporary kitchen and spectacular garden room, creating a wonderful balance of everyday practicality and elegant entertaining space. Outside, landscaped gardens of approximately a quarter of an acre provide privacy, tranquillity and an ever-changing rural outlook. Surrounded by some of Shropshire's most celebrated countryside, historic estates and gardens, yet within easy reach of Shrewsbury, Telford and excellent rail and motorway links. The Set offers an opportunity to embrace an exceptional village lifestyle, without compromising on connectivity.

A welcoming reception hall introduces a beautifully balanced interior, where character features blend effortlessly with contemporary styling. The elegant lounge provides an inviting retreat, whilst the impressive open-plan kitchen/dining room forms the true heart of the home, designed for both everyday family life and entertaining on a larger scale. Beyond, the magnificent garden room creates an exceptional additional reception space, flooded with natural light and framing delightful views across the landscaped gardens and surrounding countryside. A generous ground floor double bedroom with en suite shower room offers ideal accommodation for guests, multi-generational living or those seeking single-storey flexibility, complemented by a practical utility room and separate cloakroom.

The first floor continues the property's sense of space and quality, with an impressive principal bedroom benefitting from its own dressing room and stylish en suite shower room. Three further well-proportioned bedrooms are served by an elegant family bathroom, providing versatile accommodation equally suited to family living, visiting guests or home working. Throughout, the carefully considered layout offers an excellent balance of privacy, comfort and functionality.

The Sett occupies landscaped gardens extending to approximately a 1/4 acre, enjoying an excellent degree of privacy together with far-reaching views across open farmland. Thoughtfully designed spaces provide superb opportunities for outdoor entertaining, alfresco dining or simply enjoying the peace and beauty of the surrounding landscape. Stanton upon Hine Heath remains one of North Shropshire's most desirable villages, centred around the historic St Andrew's Church, the highly regarded Stanton Arms and the village hall providing the centrepiece of a vibrant community. The surrounding area offers an exceptional country lifestyle, with the ruins of Moreton Corbet Castle, Weston Park and the renowned Hodnet Hall Gardens all within easy reach, while Shrewsbury provides boutique shopping, excellent restaurants, theatres and rail links.







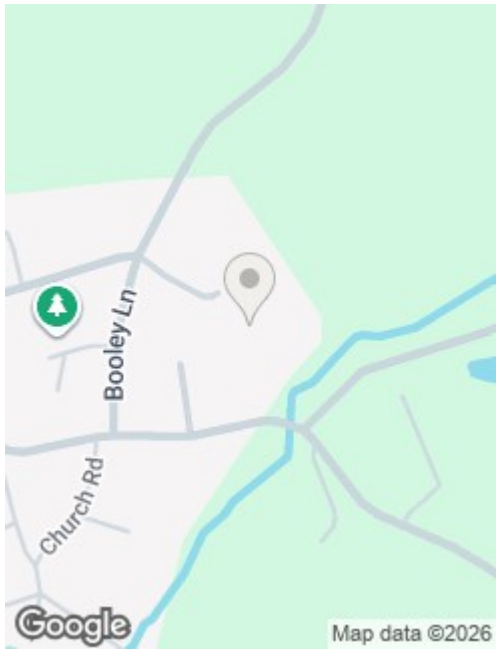












Directions

What3words: ///megawatt.debating.debt

Services: We understand that the property has LPG gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 3 Mbps & Superfast 80 Mbps.
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

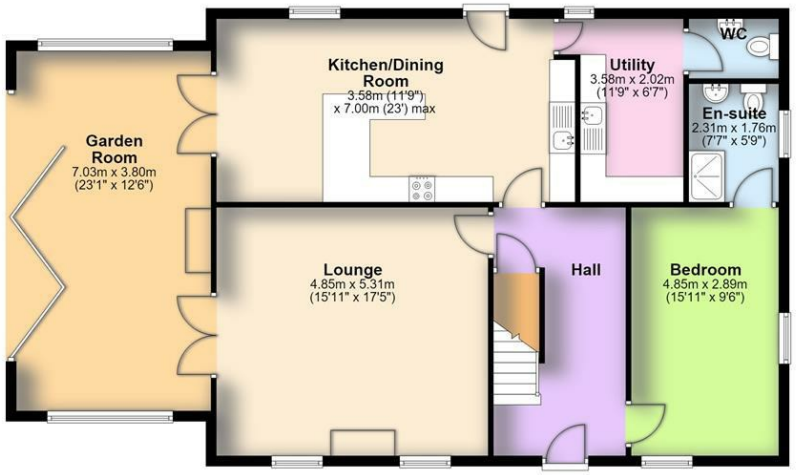
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.



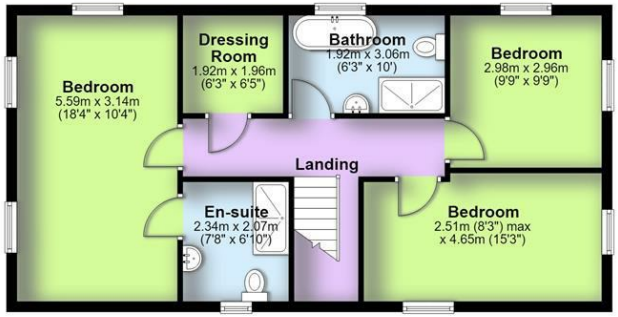


Floor Plans

Ground Floor
Approx. 121.1 sq. metres (1303.2 sq. feet)



First Floor
Approx. 63.8 sq. metres (686.6 sq. feet)



Total area: approx. 184.9 sq. metres (1989.8 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.