



£425,000 Guide Price

6 The Old Barn, Habberley, Shrewsbury

Barn Conversion | 2 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Bespoke Country Kitchen with Dining Area
- Character Features
- Light-Filled Living Spaces
- Grade II Listed Barn Conversion
- Immaculate Presentation
- Luxurious Master Suites
- Cobbled Rear Courtyard
- Garage and Private Parking

Property Description

This stunning Grade II Listed barn conversion offers exceptional living, seamlessly blending historic character with a comprehensive, loving modern upgrade. Presented immaculately, the property provides characterful, light-filled, and open living spaces, with private frontage and garaged parking.

Main Particulars

This stunning Grade II Listed barn conversion offers a truly exceptional living experience, seamlessly blending its rich historical character with a comprehensive, loving upgrade by the current owners. Presented in immaculate condition, the property has been thoughtfully modernised while retaining a wealth of its original and impressive features, resulting in characterful, light-filled, and open living spaces. A highly valuable feature is the property's flexibility: the current bathroom serving Bed 2 was previously the third bedroom (Bed 3), and converting it back to a 3-bedroom configuration would be straightforward for future owners.

Welcome hall | Kitchen/dining | Living room | Downstairs cloakroom | Utility room | Two ensuite bedrooms | Single garage | Courtyard garden

Pontesbury 1 mile, Shrewsbury 9 miles, Telford 22 miles

Nestled within a peaceful and private setting, the frontage benefits from a shared parking area and is backed by a beautiful old character stone wall-reminiscent of a secret garden backdrop. Habberley provides a delightful, tranquil location with easy access to surrounding areas.

Stepping through the imposing arched, timber-framed, and glass-panelled front door, you are welcomed into a spacious and naturally bright hallway. High-quality wood flooring flows effortlessly throughout the entire ground level, creating a cohesive and elegant feel.

The heart of the home is the impressive and generously sized kitchen/dining area, recently enhanced by the owners with impeccable taste. This country-style fitted kitchen is perfectly harmonised with the building's character. The central island is a duck-egg blue, contrasted by cream wall units, and features a sophisticated integrated SMEG induction hob with integrated storage and a welcoming breakfast bar-perfect for casual dining or socialising while cooking. The culinary space is completed by a beautiful Belfast sink with a copper mixer tap, copper cupboard handles, integrated SMEG double ovens, and separate full-height fridge and freezer, all set against elegant white quartz worksurfaces. Exposed timber ceiling beams and full-height structural beams naturally frame the island, subtly distinguishing the culinary area from the dining space beyond.

The dining area is a beautiful, light space, featuring two charming arched windows with original iron bars to the front elevation. Double doors open directly onto the peaceful rear courtyard garden, offering a seamless flow for entertaining.

To the left of the hallway is the spacious lounge. This welcoming living room features a striking media wall with a three-sided electric fire that extends the full width of the chimney breast, creating a dramatic focal point. An exposed ceiling beam adds rustic charm, while two more arched character windows, complete with external iron bars, maintain the connection to the barn's heritage. Double doors also provide direct access to the rear garden.

The ground floor is completed by a handy utility room and a modern cloakroom. The utility room is a spacious, practical space with cleverly created storage solutions. The under-stair area houses plumbing and space for a washing machine and tumble dryer, topped by a useful worksurface and shelving. Built-in storage has been added to house the boiler, offering additional valuable storage and a rail for hanging clothes. A door from the utility room provides convenient access to the enclosed

courtyard garden. The modern cloakroom features a wide vanity basin with storage beneath and a contemporary WC.

The turn staircase, which is finished with a plush cream carpet that extends throughout the upper floor, leads to a striking galleried landing. A mezzanine area provides a perfect spot for quiet contemplation, featuring a floor-to-ceiling painted timber balustrade. Bedrooms 1 and 2 are a mirror image of each other, both offering luxurious, thoughtfully designed private spaces. The Master Bedroom (Bed 1), painted in a soft pink, is accessed via an initial dressing area with a skylight; the main bedroom is a double room with a full-width built-in wardrobe and a charming dormer window providing views over the private frontage. Exposed brickwork and an engraved stone bearing the building's age-1754-serve as a powerful and beautiful link to the property's past. The first ensuite is a haven of modern luxury, featuring a panelled bath with a mixer tap and handheld shower, a separate shower cubicle with both a rainfall and a separate shower head, a WC, a wide vanity basin with storage, and a fitted floor-to-ceiling storage cupboard, all finished with complementary tiled floors and walls. Bedroom 2 is painted in a soft green and also features a dedicated, skylight-lit dressing room leading into the main bedroom area. This room has a built-in wardrobe and a dormer window to the front, and the second ensuite includes a corner shower cubicle, a WC, a vanity basin with storage, and a skylight, complemented by a full-length built-in wardrobe.

The property offers highly desirable, low-maintenance outdoor areas without sacrificing beauty. Step outside to discover the charming courtyard garden, which is walled on three sides to provide a high degree of privacy and shelter-a true sanctuary. This lovely space, paved with attractive cobbles, creates a sheltered, sun-trap ideal for intimate al fresco dining or simply enjoying a quiet morning coffee. The atmosphere is enhanced by a beautifully maintained herbaceous border, which introduces splashes of colour and scent throughout the seasons, softening the boundary walls and adding a touch of natural elegance. Furthermore, the garden includes a valuable small storage shed, ensuring the space remains tidy and uncluttered. Double doors from both the kitchen/dining room and the lounge ensure this space is easily integrated into daily life. To the front, a large single garage offers space for a car and storage, with additional parking available in front of the garage. This meticulously upgraded barn is a sanctuary of character and light, offering a truly exceptional home where historic charm meets impeccable contemporary design.

Council Tax Band: C (Shropshire Council)

Tenure: Freehold

Parking options: Garage

Garden details: Private Garden

Electricity supply: Mains

Heating: Oil

Water supply: Mains

Sewerage: Septic Tank

Location

The Habberley location provides an idyllic rural lifestyle where the spectacular Shropshire Hills Area of Outstanding Natural Beauty becomes your extended garden. Footpaths and bridleways are abundant right from the doorstep, offering exceptional opportunities for local walks and mountain biking, with key trails around the Stiperstones and Earls Hill easily accessible for hikers. At the heart of the village community is The Mytton Arms, a cherished country pub renowned for its cosy atmosphere, open fires, and commitment to real ales, providing the perfect place to unwind after a day exploring the magnificent countryside. This is a setting that genuinely encourages an outdoor lifestyle, connecting you directly to the peace and tranquillity of nature while retaining a welcoming village hub.

Local Charm and Convenient Amenities

While embracing this tranquil rural setting, you remain excellently connected to everyday necessities and wider amenities. The neighbouring village of Pontesbury is just a short drive away and provides a fantastic range of local facilities, including shops, cafe, well-regarded eating establishments, a doctors' surgery, and a dental practice, ensuring all your daily and healthcare needs are met without hassle. For more comprehensive retail, cultural, and transport links, the historic county town of Shrewsbury is within easy commuting distance. This beautiful town, famous for its loop in the River Severn and Tudor architecture, offers an extensive selection of high-street shops, fine dining restaurants, theatre, and major supermarkets, perfectly balancing the peace of Habberley with the convenience and culture of a major market town.

Services

Mains water, electricity. Oil fired central heating. Shared septic tank. Grade II Listed property.

Important Notice

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and you should take advice from your legal representatives and Surveyor.

Money Laundering

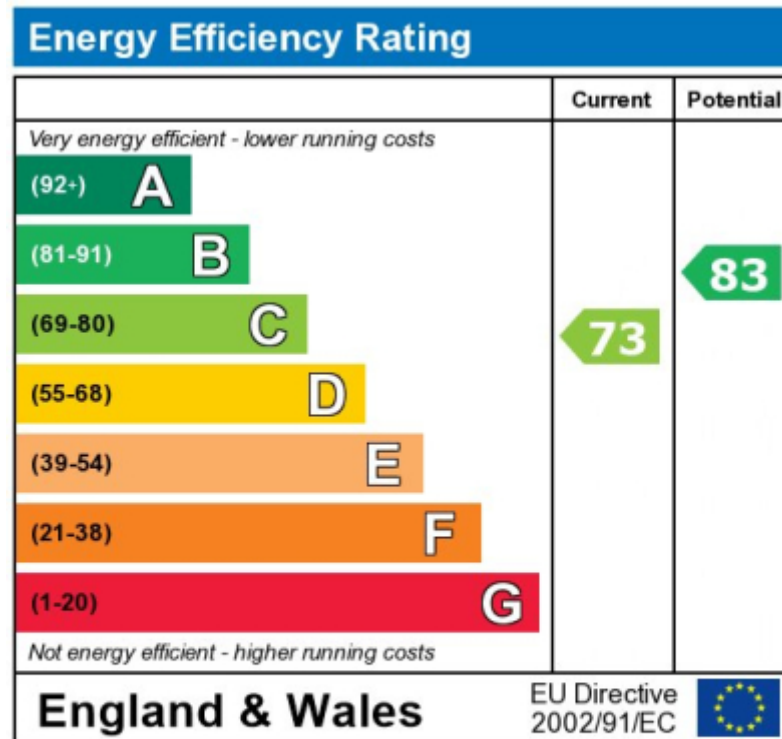
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 13918701 Registered Office: ,



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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