



Field House
Shrewsbury | Shropshire



Field House

Cruckton, Shrewsbury
Shropshire, SY5 8PW

An impressive 4-bedroom barn conversion with vast space and light, part of an exclusive development on the outskirts of Shrewsbury.

- Newly developed 4-bedroom barn conversion
- Opportunity to become part of an exclusive community
- Original features throughout, including exposed beams
- Fully integrated kitchen with AEG appliances, finished to the highest of standards
- Lawned gardens with a secure fence perimeter
- Tarmac parking area allowing for parking up to four vehicles and ample turning space
- Rural yet accessible location with excellent access to local amenities and transport links, located on the outskirts of Shrewsbury

Distances in approx. miles:

Shrewsbury 4m | Oswestry 17m

Telford 19m | Shifnal 21m | Bridgnorth 21m

Birmingham Airport 60m

Location

Field House is located just four miles outside of the historic market town of Shrewsbury, benefitting from far reaching views over the surrounding Shropshire countryside. Perfectly located in a beautiful rural position yet only minutes from Shrewsbury Hospital.





The property enjoys its rural prominence, whilst also benefitting from excellent communication links, being just one mile from the A5 which will take you onto the M54 or A49 beyond. The property is within a 15 minutes' drive to Shrewsbury train station which has a wide variety of access to many other locations such as Birmingham New Street which can provide further connections to London Euston.

Description

Field House is a spacious 4-bedroom barn conversion which has been finished to the highest of standards. The property forms part of an exclusive development with four dwellings, all of which have their own individual characters. Attention to detail and quality of finish has been at the forefront of this development. Field House is full of character having exposed beams throughout and benefits from vast light on both ground and first floor level.

The property is mainly entered from the rear, off the parking area and through the gardens to the back glazed door into the kitchen which opens into the large, light and spacious open plan seamless space flowing from the kitchen to dining area and living room with French window doors out onto the rear gardens and patio area, perfect for entertaining. Benefitting from under floor heating, the open plan area is fitted with an oak effect Karndean floor throughout which continues into the utility room. The kitchen is fully fitted with a range of quality AEG appliances, including the fridge/freezer, double oven and microwave. A Quartz worktop finishes the base units and surrounds the kitchen with a quality finish along with the feature Belfast sink set within. An induction hob with an extractor above completes the appliances within the lovely kitchen, which is completed with a large larder cupboard, fully fitted with shelving and draws.



From the open plan living area, the utility room is fitted with matching units and worktop and has concealed cupboard space for a washing machine and tumble dryer, the downstairs cloakroom with w.c. & sink leads on from the utility room.

Beyond the open plan space, the more formal lounge has a change of flooring to carpet and enjoys windows overlooking the front aspect. Outside, the impressive oak framed porch provides front door access that leads into the room. The snug room completes the extensive ground floor level providing a lovely room to escape to with the option for a log burning stove to be fitted within the perfect opening having a flu already in-situ, ready for installation.

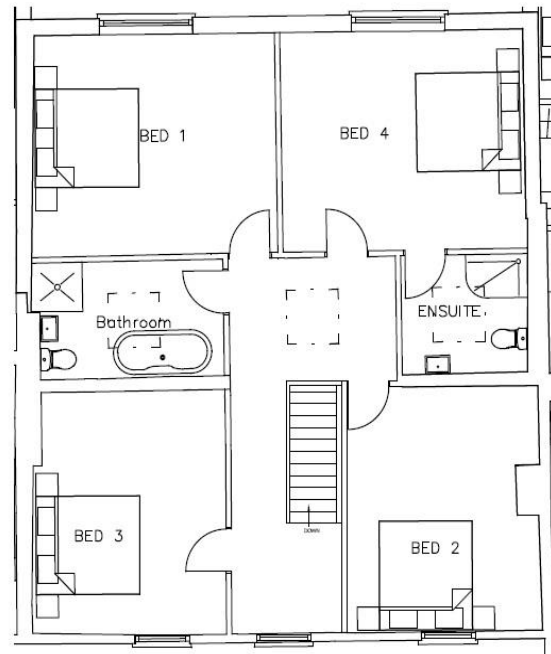
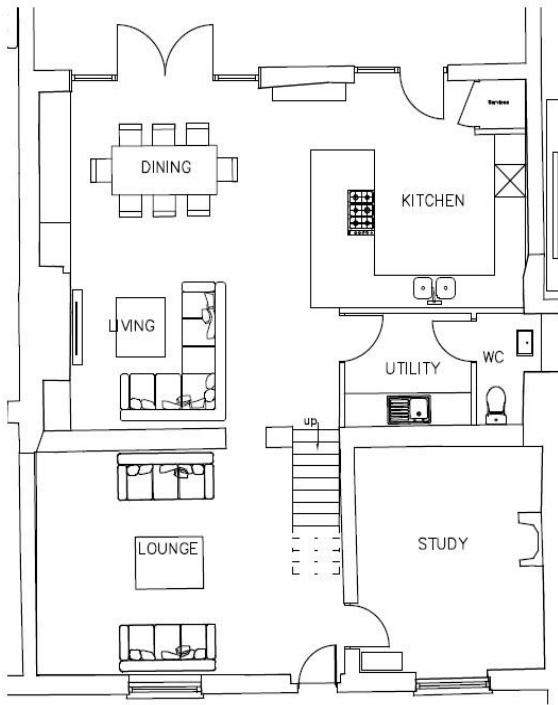
The stairs with oak bannister and glass balustrade lead up from the open plan family room, onto an impressive landing with glass lantern roof light that floods the area with light where all four bedrooms and the family bathroom are accessed. The master suit has its own contemporary shower room to compliment the spacious bedroom with Juliet balcony looking out over the countryside to the rear. The family bathroom is also finished to an exacting standard and has vast natural light from the roof window, there is a luxurious roll top bath and separate shower unit with drench shower.



Outside

Field House has tarmacked space for parking up to four vehicles with a stone path leading through the garden gate from the parking area down to the property's rear elevation. The garden is laid to grass with a high perimeter fence proving both shelter and privacy. There is also access to the front of the property following a path leading around the neighbouring dwellings to a lawned area with path leading up to the front door with feature oak porch, setting this property apart from the rest.





The building has a white rendered finish with dormer windows, fully clad in lead mixing a traditional finish with a contemporary look. The boundaries to the front are separated by estate railings.

The air source heat pump is located in the rear garden, covered with an ivy camouflage screen to softly nestle the unit into its surroundings.

Directions

From Shrewsbury: take the B4386 to the Bicton Roundabout, taking the second exit signposted Montgomery to carry on along the B4386. The development is then positioned 1.2 miles down that road on the right-hand side. Just past the property is the entrance to the development, the drive will then bring you around to the parking area behind Kiln House at the far end.

Services

EPC rating: TBC

Mains water and electricity.

Central heating and hot water are provided by an air source heat pump.

The property is ready to be set up with any chosen internet provider and the property benefits from Cat 6 sockets in every room.

By the parking area, there is an electric car (EV) charging point installed.

Private drainage via the property's own sewerage treatment plant.

Local authority

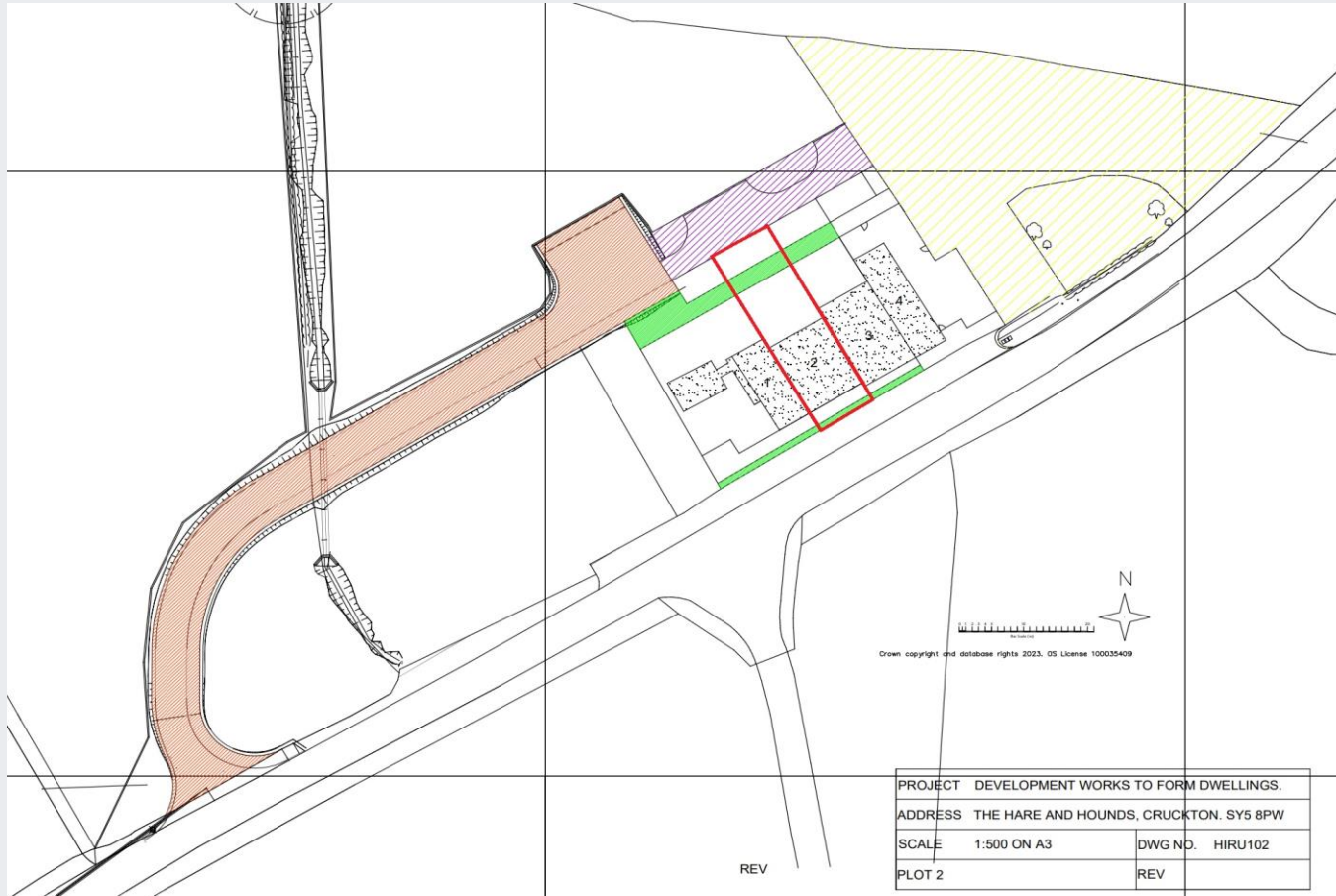
Shrewsbury County Council.

Tel: 0345 678 9000

Viewing

Strictly by appointment with Larch Property.





Shropshire (Head Office)
 Address: Franks Barn, Preston on Severn, Uffington, Shrewsbury, SY4 4TB
 Contact Number: 01743 709249

Website: larch-property.co.uk
 Email: info@larch-property.co.uk

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