



Kiln House  
Shrewsbury | Shropshire





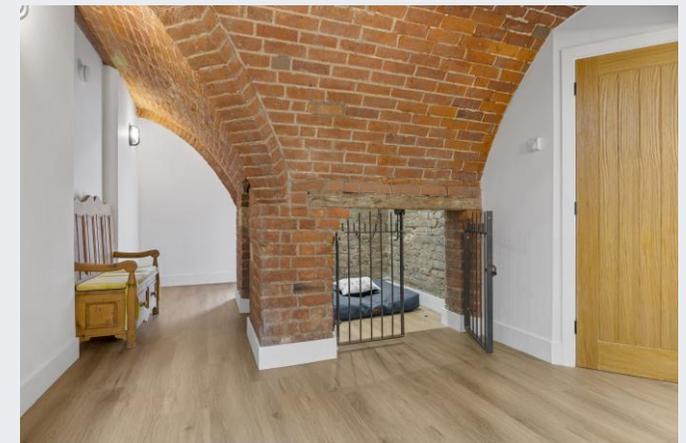
# Kiln House

Cruckton, Shrewsbury  
Shropshire, SY5 8PW

A rare opportunity to acquire an impressive 3-bedroom barn conversion and become part of an exclusive development on the outskirts of Shrewsbury.

- Newly developed impressive barn conversion
- Opportunity to become part of an exclusive rural community
- Spacious open-plan kitchen/dining/living area, utility & wc
- Original features including beams and exposed, brick kiln
- Master bedroom with en-suite bathroom, two further double bedrooms and family bathroom
- Finished to the highest standards throughout
- Lawned gardens with a secure fence perimeter
- Tarmac parking area allowing for turning and parking
- Semi-rural, yet accessible location with excellent access to local amenities and transport links
- Opportunity for double garage subject to separate negotiation

Approximate distances in miles  
Shrewsbury 4m | Oswestry 17m  
Telford 19m | Shifnal 21m | Bridgnorth 24m  
Birmingham Airport 60m



## Location

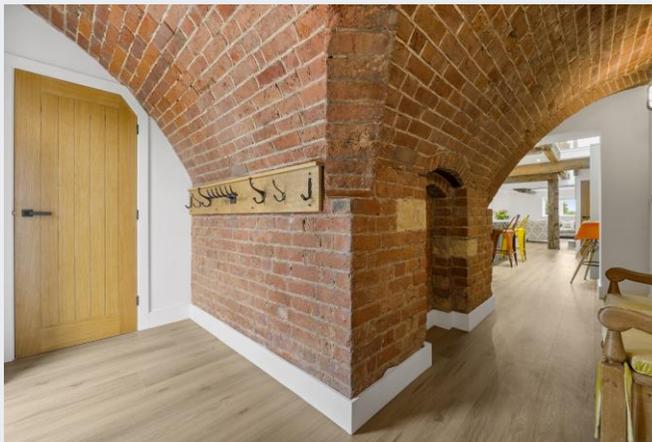
Kiln House is located within a ten minutes' drive of the historic market town of Shrewsbury, benefitting from far reaching views over the surrounding Shropshire countryside.

Shrewsbury is an idyllic market town which offers a wide range of amenities, including shops, pubs, restaurants and recreational facilities such as 18-hole golf course at Shrewsbury Golf Club, as well boasting a high-quality cricket club, football team and rugby club. Shrewsbury has several pre-school nurseries as well as primary schools like Bicton Primary School & Nursery, and a range of comprehensive secondary schools such as The Priory and Meole Brace. Local private schools include Shrewsbury High School, Shrewsbury School, Meole Brace Senior School, Prestfelde, St. Winefrides Convent and Packwood Haugh School.

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 vary of access to many other locations such as Birmingham New Street which can provide further connections to London Euston.

## Description

Kiln Kiln House is a spacious 3-bedroom barn conversion which has been finished to the highest of standards. The property forms part of an exclusive development, being the first unit complete out of 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. Kiln House is full of character having oak beams throughout and the original brick kiln as an impressive feature within the kitchen.

A fire in 2011 left the once popular public house, the *'Hare and Hounds'*, in disrepair until the plans went in to create this exclusive development. The former 18<sup>th</sup> century public house was part of the greater Cruckton Estate, the venue for a number of local and national ploughing matches over the years. The vendors have undertaken a comprehensive programme of building works over the past couple of years to create a selection of coveted properties, the first of which to come to market being *'Kiln House'*.

From the parking area, a stone path leads you through the immaculate lawned garden which has a secure fence perimeter, to the main door or carries on around the house to the side door. On entering the property through the main door, the plant room is to one side and you are immediately presented with the impressive exposed brick kiln. Following this around, you enter into the spacious kitchen with dining and living area beyond. The property offers ideal accommodation for modern living with oak effect Karndean flooring and underfloor heating throughout the ground floor. The kitchen includes a large central island with units below and a range of base and wall mounted units with solid quartz surfaces. The kitchen is fully fitted with modern AEG integrated appliances including two double cookers, bespoke double larder and two fridge freezers along with a dishwasher.

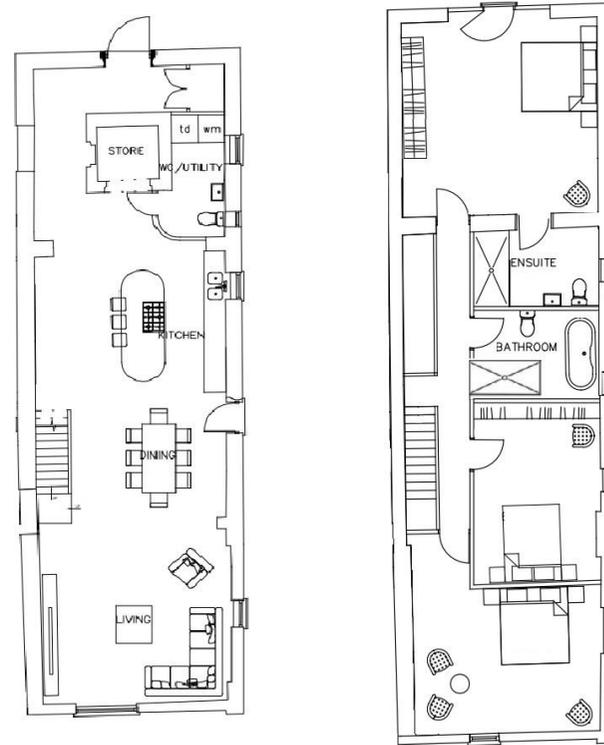


There is an opening to the front of the kiln which allows for access and for you to stand at full height within benefitting from storage space and shelving. The kiln has an iron gate to the front making it a secure, cosy space for a dog too. Adjacent to the kiln is the utility room/wc. To the one end there is the wc and hand basin and to the other end there is space and plumbing for a washing machine and dryer, here there is also worktop space with shelving above. On from the kitchen is space for a dining table with the living area beyond, offering ample space for a number of sofas to relax and enjoy the views to the front of the property. Under the stairs has a door which creates a handy storage space. In total the house covers 2314.24 Sq. Ft. The side door previously mentioned brings you directly into the kitchen area from the side garden.

The stairwell, which is located at the back of the kitchen/living area, opens up to a number of sky lights above which allows in ample natural light to create a feeling of immense space. All of the bedrooms and family bathroom are accessed off the spacious landing. The master bedroom offers stunning views over back of the property through French doors which open onto a Juliet balcony. The master bedroom benefits from fitted wardrobes along the one side and a luxury ensuite bathroom which you step down into with a sky light above. This ensuite bathroom has a wc, hand basin and shower. The two large double bedrooms have windows looking out onto the surrounding gardens and countryside beyond and are serviced by the family bathroom which benefits from a bath, shower, wc and hand basin, it also has a Velux window above which allows in lots of natural light.

### Kiln House layout

\*Artistic drawing not to scale\*





The property is ready to be set up with any chosen internet provider being connected throughout via Cat 6 sockets.

### Outside

Kiln House has tarmacked space for parking up to four vehicles. The garden is laid to lawn with a perimeter fence to the front and side which allow for great privacy. The garden continues at the front of the house with estate fencing at the edge of the garden, between the house and the road.

The air source heat pump is located to the side of the property covered with an ivy camouflaging screen.

*Please contact the Agent regarding the possibility of a double garage to accompany the property.*

### Directions

Postcode: SY5 8PW

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.

### Viewing

Strictly by appointment with Jackson Property on 01743 709249 or [info@jackson-property.co.uk](mailto:info@jackson-property.co.uk).



## Local authority

Shropshire County Council

Tel: 0345 678 9000

## Services

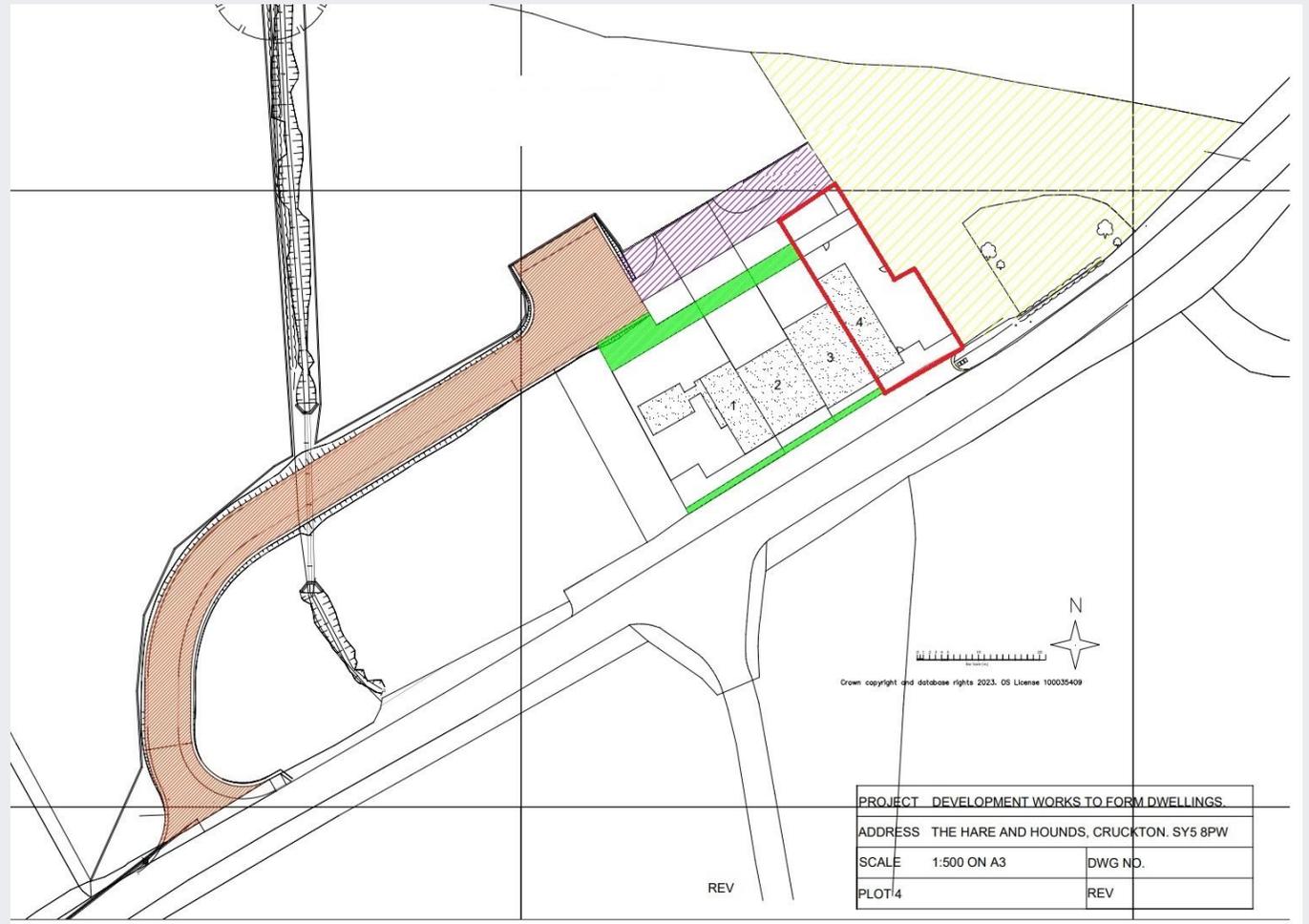
Mains water and electricity

Central heating via air source heat pump

Tax band: TBC

EPC rating: TBC

Transparency note: there is a Jackson Property staff member related to the vendor selling the property.



Shropshire (Head Office)

Address: Franks Barn, Preston on Severn, Uffington, Shrewsbury, SY4 4TB

Contact Number: 01743 709249

Website: [jackson-property.co.uk](http://jackson-property.co.uk)

Email: [info@jackson-property.co.uk](mailto:info@jackson-property.co.uk)

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