



Horton Hall Barns

Wem



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Wem

A select courtyard of four barn conversions set in a rural location on the outskirts of Wem

One 3-bedroom property
Two 4-bedroom properties
One 5-bedroom property
All with garaging

Prices start from
£265,000



About Wem

Wem is situated in the heart of North Shropshire. From its time as a Saxon settlement through the present, Wem has been at the centre of life in North Shropshire, a small market town with over 5000 residents.

Whether it is for work or pleasure, Wem has much to offer the resident and visitor alike. With excellent communications, a good road network, rail links and regional airports just over an hour away, Wem is the ideal choice for people wanting all the advantages of an attractive rural environment without having to travel too far.

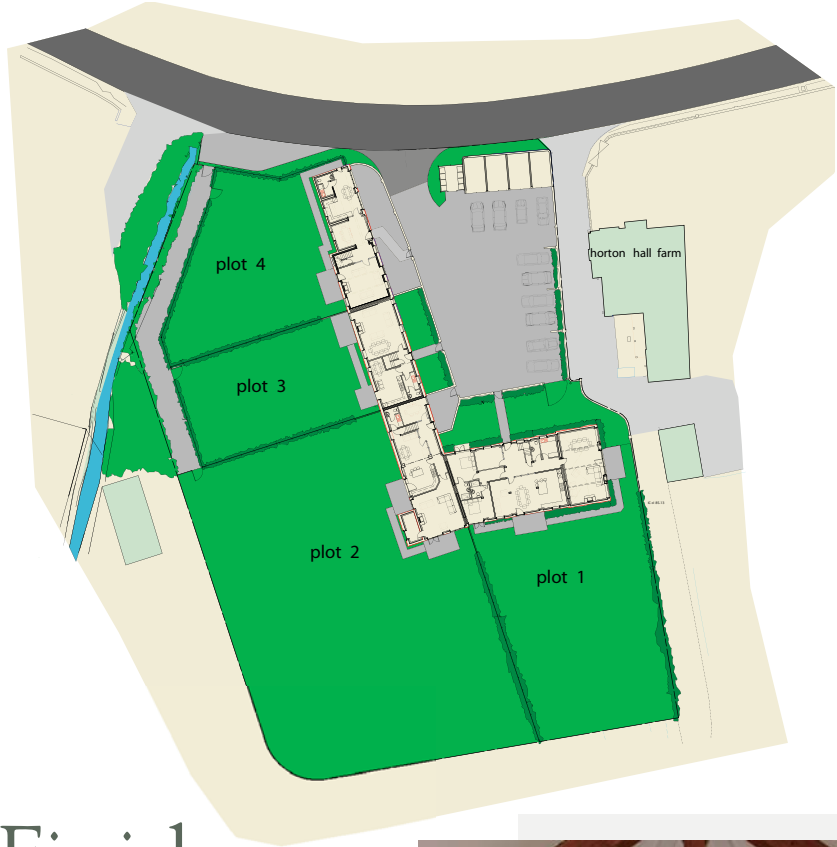
Wem has been a market town since 1202. Through the ages Wem has provided a centre for local trade and this tradition continues today. The High Street is home to many different shops and local businesses and the weekly market takes place every Thursday in the Town Hall. More recently Wem has become famous as the home of the modern sweet peas; the colourful flowers first cross-bred in the town by Henry Eckford FRHS in 1887.



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Site Plan



A Perfect Finish

Specification

Each home is finished to the highest internal specification, kitchen choices include a full range of integrated appliances with options of work surfaces to compliment your choice.

Contemporary bathrooms featuring white suites and chrome fittings and a choice of ceramic wall tiling.

Options

We have a range of up-grades suitably priced to enhance your home even further from Villeroy & Boch tiles, complete fitted bedrooms, to solid oak flooring, please ask our negotiator for details of our range





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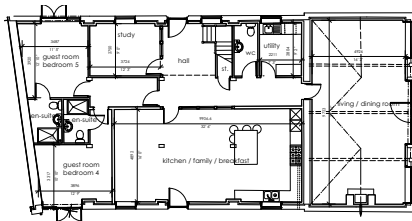
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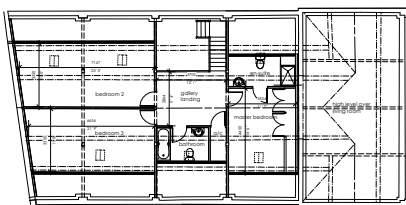
Plot 1 - 5 beds with garage

This large 5 bedroom Barn Conversion has a spacious Kitchen/Breakfast, with a range of units available from our options range, a Study, and lounge to include a dining area, with utility and w/c off the hallway. All Bathrooms consist of a white suites with a selection of tiles from our options range.

Ground Floor



First Floor



Room dimensions:

Ground Floor

Living/Dining	9.72m (31'11") x 4.93m (16'2")	With high level ceiling
Kitchen/Family/Breakfast	9.91m (32'6") x 4.89m (16'0")	
Guest Bedroom 4	3.90m (12'9") x 3.32m (10'10")	Plus En-suite
Guest Bedroom 5	3.92m (12'10") x 3.49m (11'5")	Plus En-suite
Study	3.72m (12'3") x 2.75m (9'0")	
Utility	2.80m (9'2") x 2.21m (7'3")	
Plus Cloaks and Hall		

First Floor

Master Bedroom	4.45m (14'6") x 3.55m (11'7")	Plus En-suite and Robes
Bed	2 7.15m (23'5") x 3.35m (11'0")	
Bed	3 6.66m (21'9") x 3.35m (11'0")	
Galleried Landing	3.70m (12'1") x 2.86m (9'4")	
Plus Bathroom		



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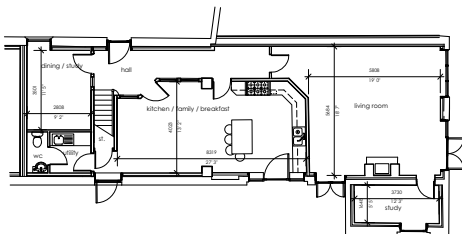
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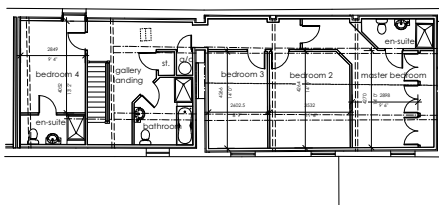
Plot 2 - 4 beds with garage

This 4 Bedroom Barn Conversion comprises of Kitchen/ Family Breakfast Room, with a range of units from our options range, Utility and W/C off the kitchen, Study, Separate Dining Room, with a spacious lounge off the entrance hallway. All Bathrooms consist of white suites with a selection of tiles from our options range.

Ground Floor



First Floor



Room dimensions:

Ground Floor

Living Room	5.81m (19'0") x 5.68m (18'7")
Kitchen/Family/Breakfast	8.32m (27'3") x 4.02m (13'2")
Dining/Study	3.50m (11'5") x 2.81m (9'2")
Study	3.73m (12'3") x 1.65m (5'5")
Plus Utility, Cloaks and Hall	

First Floor

Master Bedroom	4.27m (14'0") x 2.90m (9'6") Plus En-suite & Robes
Bed 2	4.26m (14'0") x 3.53m (11'6")
Bed 3	4.26m (14'0") x 2.60m (8'9")
Bed 4	4.05m (13'2") x 2.85m (9'4") Plus En-suite
Plus Bathroom, Galleried Landing and Storage	



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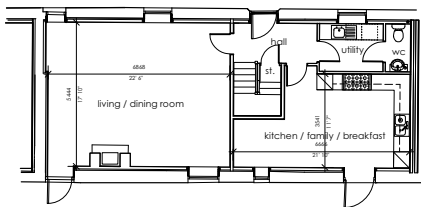
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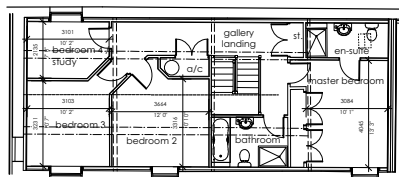
Plot 3 - 4 beds with garage

This 4 Bedroom Barn Conversion comprises of Lounge/Dining, Study, a large Kitchen/ Breakfast with a range of units available from our options range, with utility and W/C accessed from the hallway. All Bathrooms consist of white suites with a selection of tiles from our option range.

Ground Floor



First Floor



Room dimensions:

Ground Floor

Living/Dining Room 6.87m (22'6") x 5.44m (17'10")
 Kitchen/Family/Breakfast 6.67m (21'10") x 3.54m (11'7")
 Plus Utility, Cloaks and Hall

First Floor

Master Bedroom 4.04m (13'3") x 3.08m (10'1") Plus En-suite and Robes
 Bed 2 3.66m (12'0") x 3.32m (10'10")
 Bed 3 3.23m (10'7") x 3.10m (10'2")
 Bed 4/Study 3.10m (10'2") x 2.13m (7'0")
 Plus Bathroom, Galleried Landing and Storage



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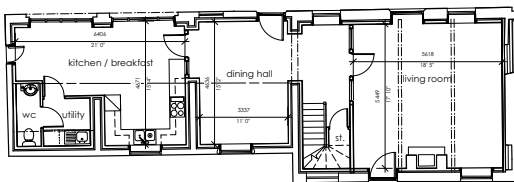
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Plot 4 - 3 beds with garage

This 3 Bedroom Barn Conversion benefits from a lounge, Dining Hall, Kitchen / Breakfast Room a choice of units from our options range, with utility and W/C off the kitchen. All bathrooms consist of white suites with a selection of tiles from our options range.

Ground Floor



First Floor



Room dimensions:

Ground Floor

Living Room	5.61m (18'5") x 5.45m (17'10")
Dining/Hall	4.66m (15'2") x 3.34m (11'0")
Kitchen/Breakfast	6.41m (21'0") x 4.67m (15'4")
Plus Utility, Cloaks and Hall	

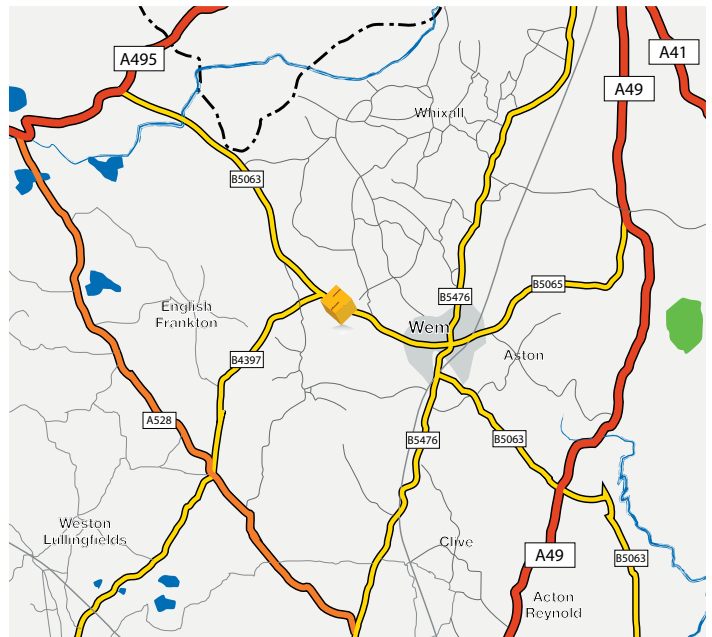
First Floor

Master Bedroom	4.80m (15'8") x 2.75m (9'1")	Plus En-suite and Robes
Bed 2	2.94m (9'7") x 2.60m (8'6")	
Bed 3	3.18m (10'5") x 1.98m (6'6")	
Plus Bathroom and Galleried Landing		

Directions:

From Shrewsbury: Take the A528 Ellesmere Road, on entering the village of Harmer Hill keep right, following directions for Wem. On reaching a mini roundabout take the first left into the town center. At the T-junction next to the church take a left sign posted Ellesmere continue approximately for 3 miles and the development can be seen on the left-hand side.

From Whitchurch: Take the A495 Ellesmere Road, continue through the village of Bronington until you reach the village of Welshampton, take the first left for Wem continue for approx 6 miles and the Development can be seen situated on the right-hand side.



Tel: 0845 680 0270

Email: dawn@shinglerhomes.co.uk

Shingler Homes Ltd
Alford House, Myddle, Shrewsbury, Shropshire SY4 3RG



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