



SAMUEL WOOD

The Hayloft, Horton Lodge Barns, Cruckton, Hanwood,, Shrewsbury, Shropshire, SY5

Asking Price £450,000



# The Hayloft, Horton Lodge Barns

Cruckton, Hanwood,, Shrewsbury, Shropshire, SY5 8PW



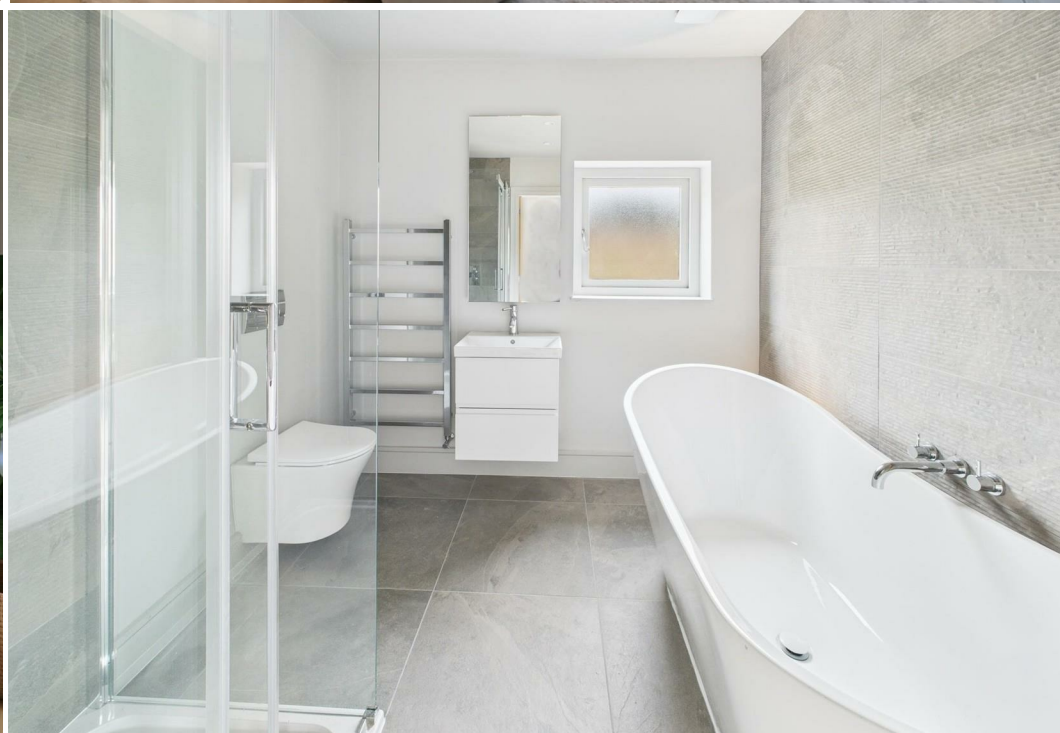
- Impressive single storey modernised home
- Original features & bespoke double glazed windows
- Sitting room, dining area and impressive kitchen
- Parking & delightful part wall garden with terrace
- Excellent road links to the A5 M54 & beyond
- One of five reimagined homes
- High specification interior fittings
- Three bedrooms & three bathrooms
- Approx. 3.7 miles from Shrewsbury town centre
- EPC Rating C

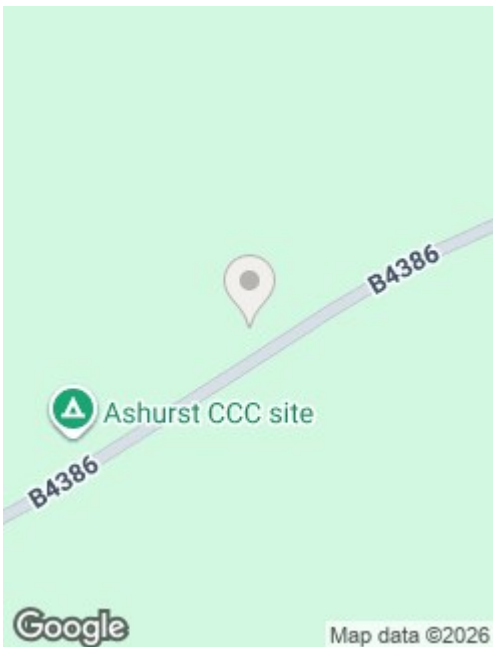
Horton Lodge Barns is an exclusive collection of just five bespoke homes and this is the last remaining property, offering a rare opportunity to join this sought-after development. The Hayloft is a stunning single-storey home with three bedrooms, three bathrooms, and a vaulted open-plan kitchen, dining and living space that must be seen to be fully appreciated. Set in peaceful countryside yet close to Shrewsbury with Theatre Severn, independent shops, eateries and Quarry Park nearby everyday amenities are within easy reach. A unique and increasingly rare chance to secure the final home in this exceptional rural setting. Viewing is highly recommended.

On entering The Hayloft, you're welcomed into a spacious, light-filled open-plan kitchen, dining and living area, enhanced by front and rear doors and original ceiling beams. Contemporary Shaker-style units, handcrafted resin worktops with LED lighting, integrated appliances and a Quooker tap create a stylish yet practical heart of the home, ideal for everyday living and entertaining.

The master bedroom offers fitted wardrobes and a luxurious ensuite, while the generous guest bedroom also benefits from its own ensuite shower room. A versatile third bedroom, perfect as a study, sits beside an additional shower room. Thoughtfully designed throughout, The Hayloft blends comfort, quality and character.







## Directions

On leaving Shrewsbury take the B4386 heading towards Montgomery. Continue on this road for approximately two miles and Horton Lodge Barns is located on the right hand side, clearly indicated by Samuel Wood sale boards. <https://w3w.co/indirect.reset.edit>

Agents note: some of the images are produced with CGI.

Services: We understand that the property has oil heating, mains electricity, mains water and private drainage (shared treatment plant).

Broadband Speed: Basic 7 Mbps.  
Starlink and Airband both offer satellite broadband 50 - 100 Mbps speeds ( via a small dish )

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

The property is being sold subject to and with the benefit of light, support, drainage, water and electricity supplied and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and oil and other pipes whether referred to in these particulars or not.

Each homeowner will be required to make a contribution of approximately £500 per annum to the Residents Fund which is governed by the Residents Association. This fund covers the maintenance of the shared areas, the gravelled driveway, mowing of lawns for each plot, maintenance and emptying of shared treatment plant and additional improvements agreed by the residents.

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

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.







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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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