



# PARK FARM

BARN S

TWO EXCEPTIONAL HOMES IN THE REA VALLEY

“ FINE CRAFTSMANSHIP  
AND GREAT ATTENTION  
TO DETAIL CREATE  
WELCOMING AND  
ENGAGING HOMES  
AT PARK FARM. ”





## Welcome

Two exceptional homes created from traditional barns, nestled in the Rea Valley.

Curated by Charters Property, designed with sustainability at the forefront and melding original features with modern interiors, both West Lea and The Cedars are infused with an air of relaxed sophistication.

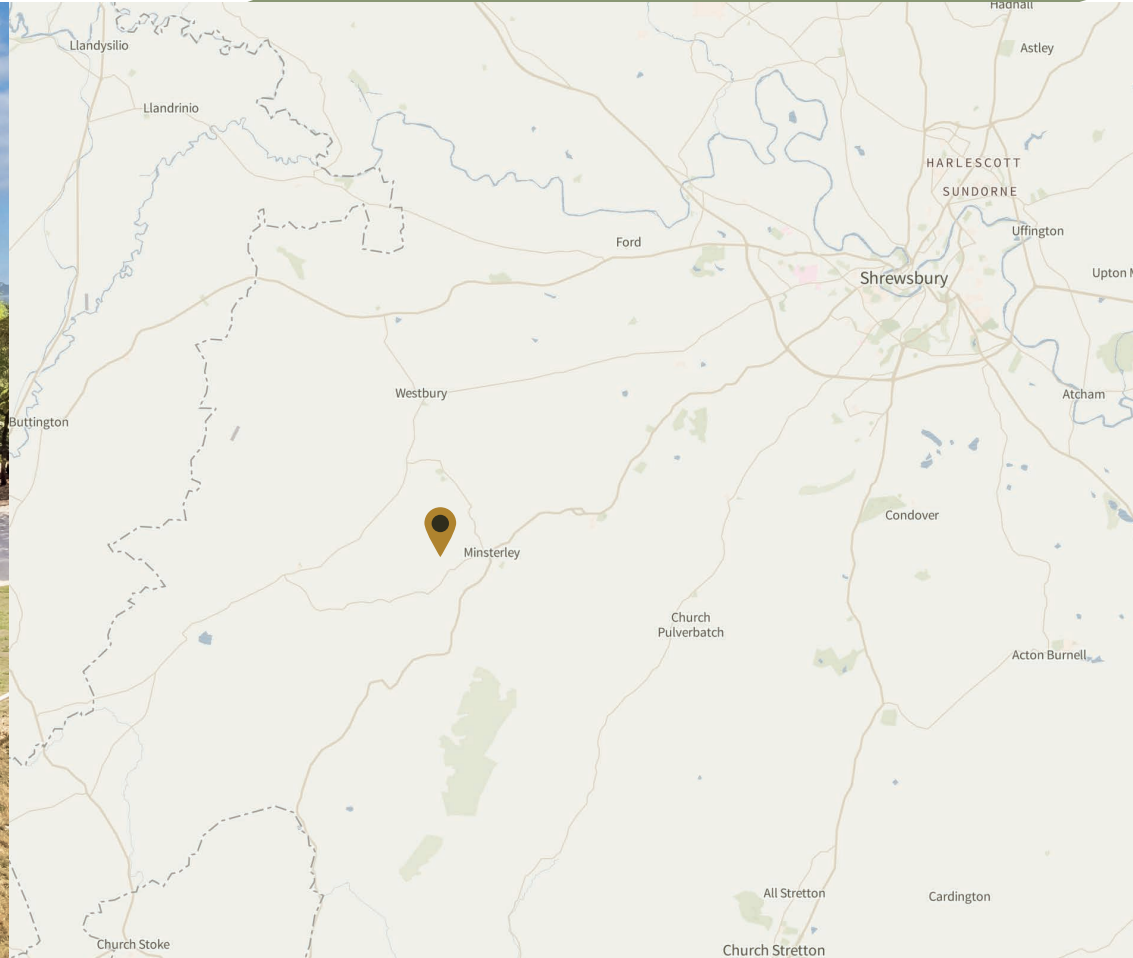
Accessed via a tree lined private lane, the tranquil location affords 360-degree views of the stunning surrounding countryside.



The surrounding countryside is exceptionally well served with wonderful walking routes, including Stiperstones National Nature Reserve just to the South and Earl's Hill Nature reserve to the East, all within 5 miles.

A wide variety of local amenities are available in the village of Pontesbury, just 3 miles away, including schools, a medical centre, and numerous shops. Closer to home, Minsterley is equipped with a butcher, petrol station and pub.

For an even greater range of facilities, the beautiful town of Shrewsbury is 11 miles away.





Appearing first as you approach along the driveway, West Lea's larch clad frontage and large windows immediately draw you into this secluded sanctuary.



The custom designed oak framed, glazed entrance opens to a stunning double height hallway with spacious ground floor rooms leading off. The large kitchen adds a pop of colour to the warm neutral palette throughout the house.

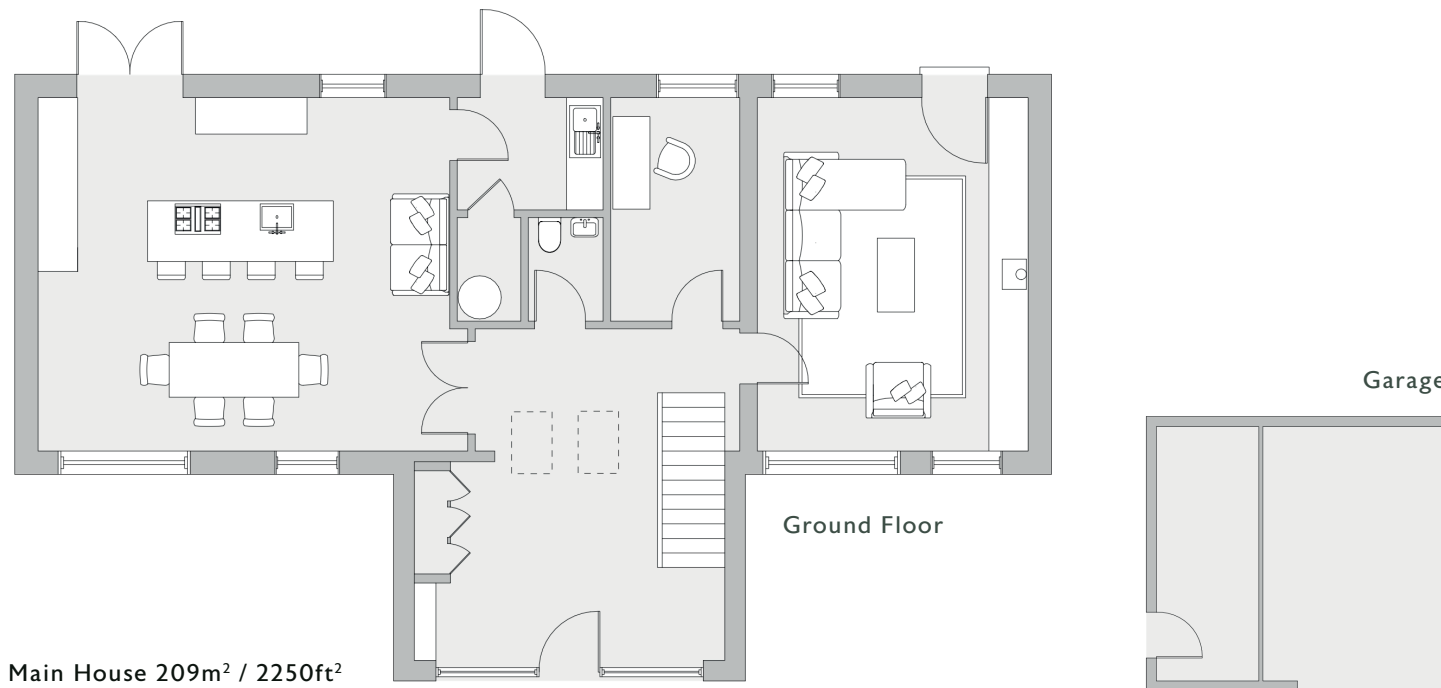
The bespoke oak staircase, designed with glass risers to give a wonderful glimpse through to the garden beyond, rises to four large bedrooms and two bathrooms on the first floor.





Living room 4.4m x 5.8m  
Kitchen/Diner 5.8m x 7.0m (max)  
Snug/Office 3.6m x 2.1m  
Master Bedroom 6.0m x 4.1m  
Bed 2 2.7m x 4.4m

Main House 209m<sup>2</sup> / 2250ft<sup>2</sup>  
Garage 29m<sup>2</sup> / 312ft<sup>2</sup>  
Total Floor Area 238m<sup>2</sup> / 2562ft<sup>2</sup>  
EPC: C  
Plot size 0.78 acres



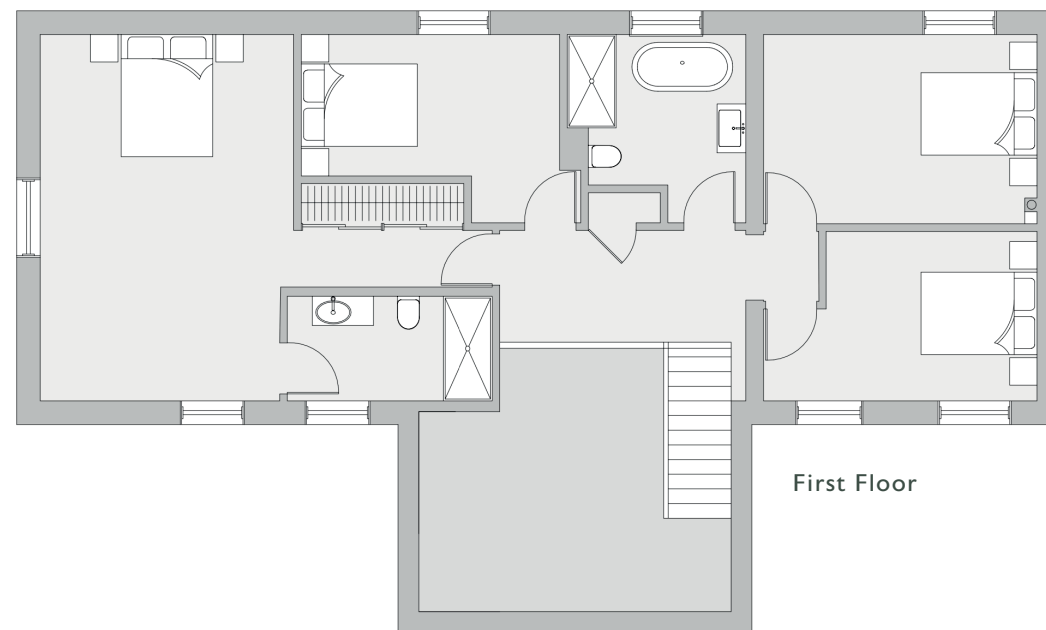
Ground Floor

Garage

## OUTDOORS

Opening from the kitchen and living room, the large terrace leads up to the formal lawn followed by a more naturalistic area where mature specimen trees form a canopy.

To the front, the gravel is punctuated by trees to maintain the equilibrium whilst providing space for 4 cars and a separate garage block.



First Floor

# 4 // THE CEDARS

4 BEDROOM, 2 BATHROOM.



Arriving under the Willow tree onto the private drive, the more traditional façade of The Cedars comes into view.

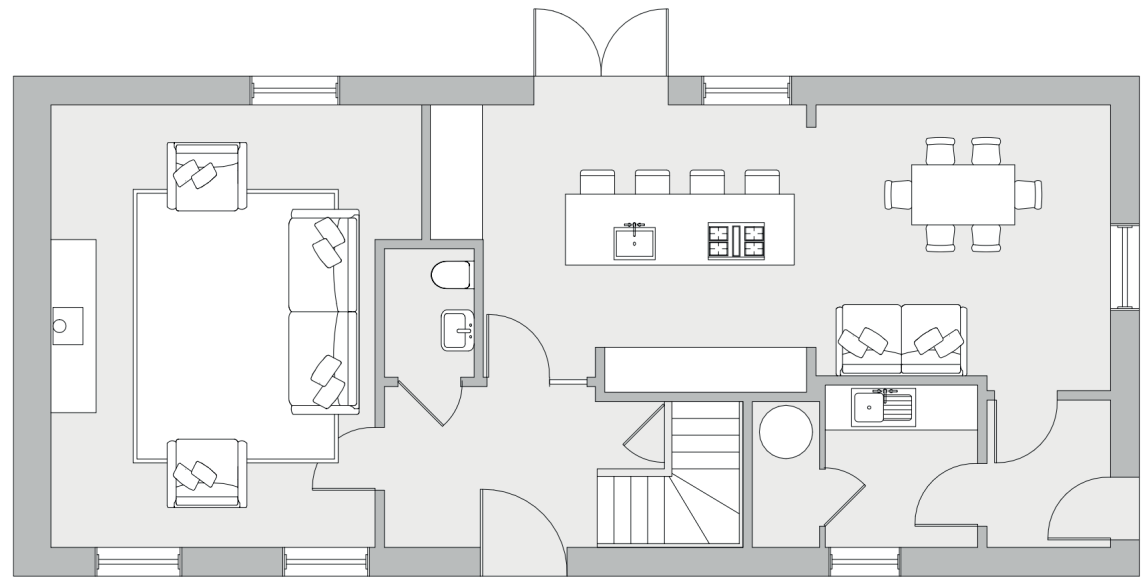
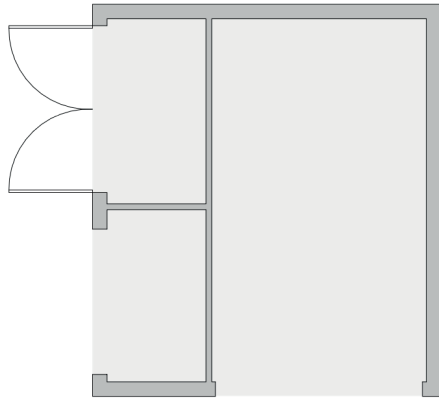
The lime pointed brickwork echoes the history of the traditional farmstead buildings, while contemporary finishes complete the harmony of new and old.

Entering the historic front hall, the polished concrete floor extends through the glazed internal doors to the large kitchen dining room with views to the beautiful gardens beyond.

On the first floor a luxurious master suite complete with dressing room is accompanied by a further three bedrooms and family bathroom.



Garage



Ground Floor

Living room 5.9m x 4.9m (max)

Kitchen/Diner: 3.8m x 8.3m (max)

Snug/Office: 2.7m x 2.5m (max)

Master Bedroom: 5.9m (max) x 3.5m

Bed 2 2.7m x 4.9m

Main house: 167m<sup>2</sup> / 1798ft<sup>2</sup>

Garage: 23m<sup>2</sup> / 248ft<sup>2</sup>

Total Floor Area: 2190m<sup>2</sup> / 2045ft<sup>2</sup>

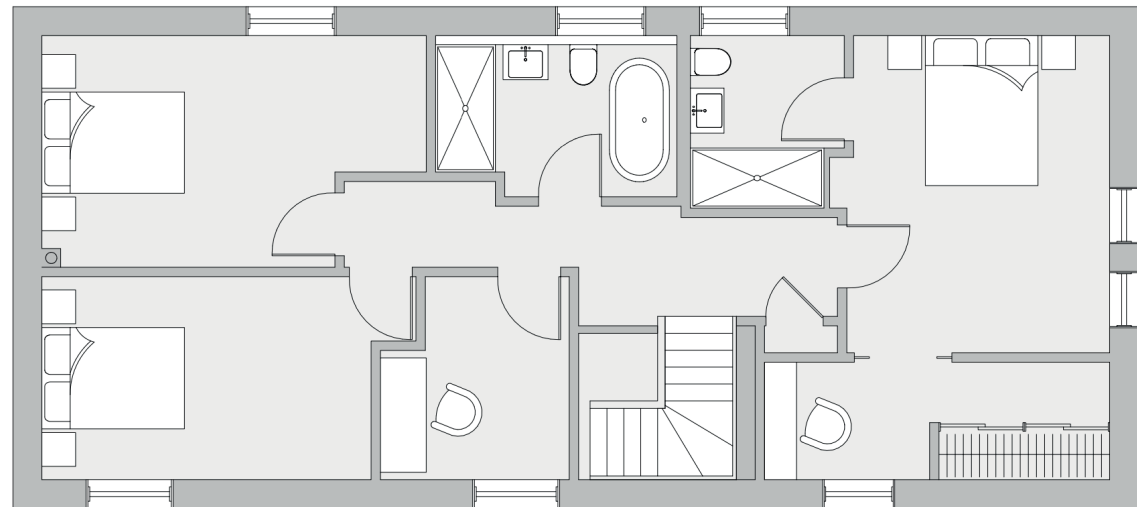
EPC:C

Plot size: 0.45 acres.

## OUTDOORS

The kitchen area opens to a large Mediterranean inspired terrace with access to a formal lawned area, this leads to a meadow with small trees, grasses and wildflowers. The large established Cedar trees form a glorious backdrop.

The front reception garden houses a garage block with integral log store, has generous parking provision and access to the rear of the house.



First Floor

Throughout both West Lea and The Cedars, the original natural features are the focal point; exposed beams and vaulted ceilings are reminiscent of the building's past. Air source heat pumps provide the heating, alongside zoned wet underfloor heating which runs throughout the ground floor. Cork insulation and lime plastered walls allow the building to breathe, for a clean healthy living environment. Polished concrete floor has been poured in both West Lea and The Cedars with timber surfaces complimenting this finish.

## Kitchen

- Bespoke fitted kitchen
- Quartz stone work surfaces and breakfast bar
- High end integrated appliances to include:
- Elica induction hob with downdraft
- 2 ovens
- American fridge/freezer
- Dishwasher

## Floorings & Finishings

- 100% wool carpet to bedrooms
- Mineral painted walls and ceilings
- Charters designed internal doors with high quality ironmongery
- Enhanced sound insulation
- Reclaimed brick hearths

## External

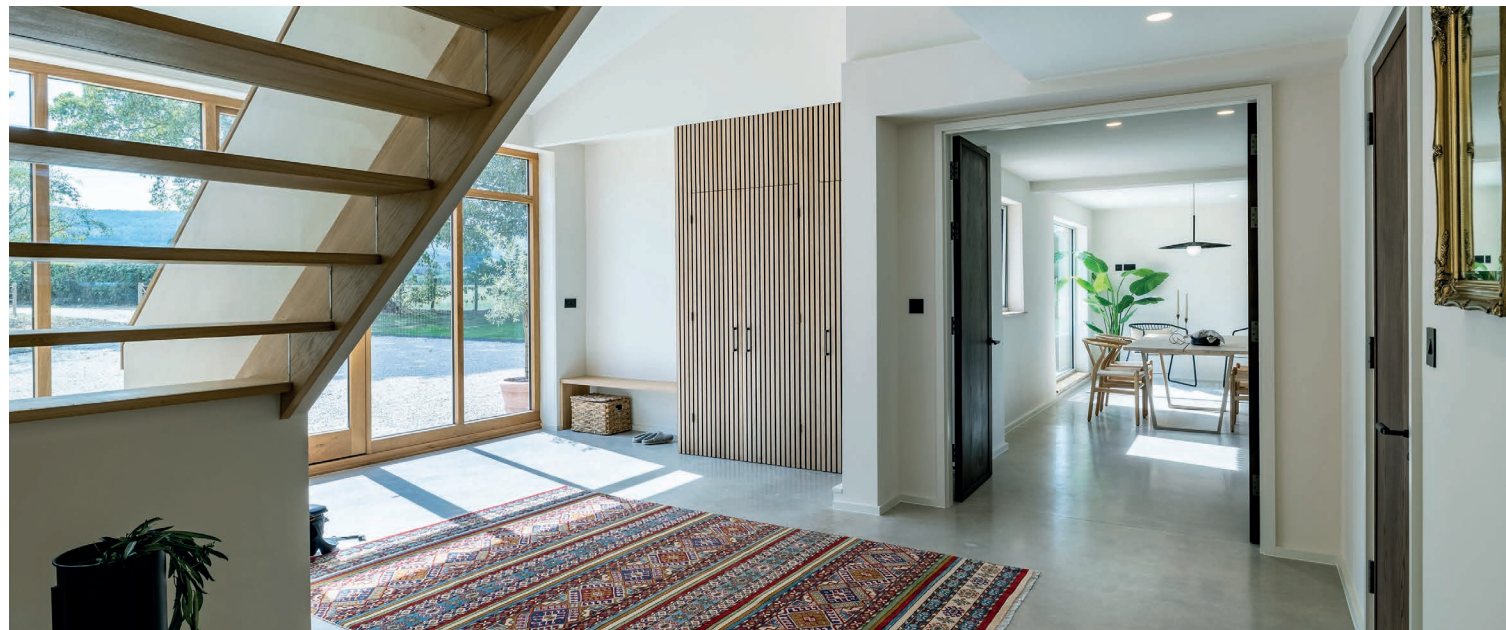
- Parking for 3+ cars per property
- Large garage and store per property
- Garages with provision for electric car charging
- Private gardens with planting, mature trees and seating areas
- Steel rooflights from Clement
- Custom designed oak joinery

## Bathroom / Ensuite

- Freestanding Lusso Stone bath to main bathroom
- Sanitary ware by Duravit and Vitra
- Wall and floor tiling by Mandarin Stone

## Mechanical & Electrical

- Electric underfloor heating to bathrooms and en-suites
- Internal CAT6 data cabling
- Shaver sockets to bathrooms and en-suites



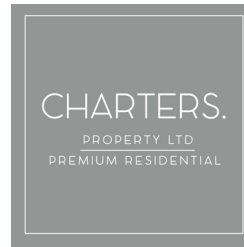
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# Park Farm Barns

AN EXCLUSIVE DEVELOPMENT BY:



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