



Bicton House Barns

Shrewsbury, Shropshire

Carter Jonas



# Bicton House Shrewsbury SY3 8EQ

## Idyllic Rural Setting

A fantastic development opportunity for the conversion of two traditional barns to provide generous three and four bed dwellings.

### Property

The property consists of the following:

Permitted Barn Conversions:

**Barn 1:** Barn 1 extends to circa 180 sqm over two floors. The proposed plans on the ground floor include three bedrooms, one ensuite and one bathroom. On the first floor there is a generous open plan kitchen with dining area, a sitting room and a galleried landing.

**Unit 2:** Barn 2 extends to circa 260 sqm over two floors. The ground floor includes four bedrooms, one ensuite and one bathroom. The first floor includes a large kitchen, dining room, galleried landing and a sitting room.

Both barns benefit from a generous private garden, shared courtyard and a garage.

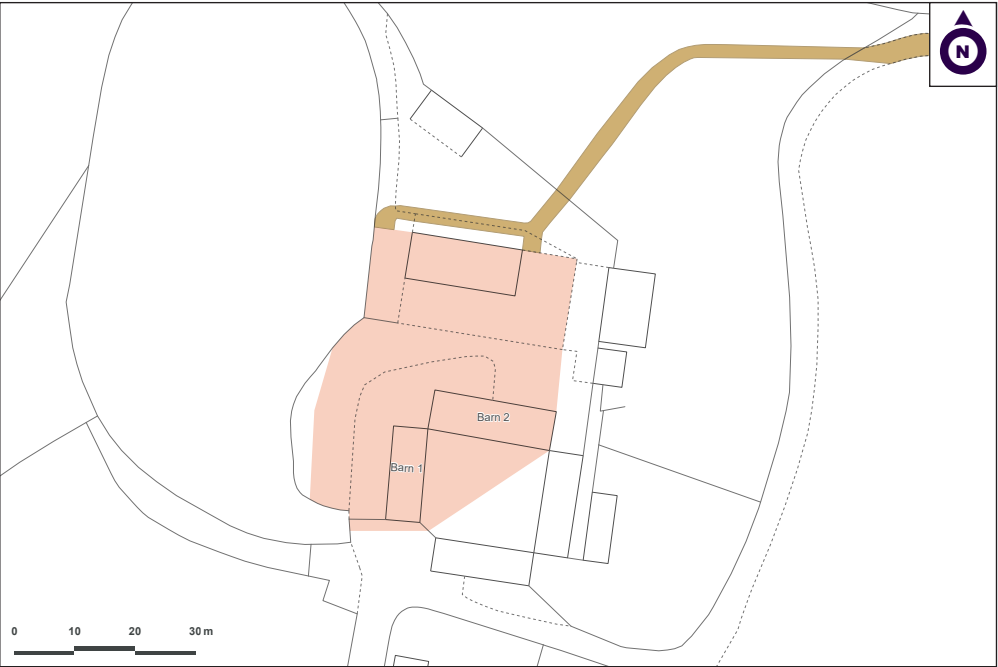
The Barns retain a wealth of traditional features including exposed rafters and beams.

### Location

The property is located off a private drive within open countryside on the outskirts of the popular village of Bicton.

### Amenities

The village of Bicton lies approximately 3 miles west of the market town of Shrewsbury. Bicton benefits from a Primary School, Public House, Church, Bus Service, Shop and Fuel Station. The market town of Shrewsbury offers a wide range of shopping facilities, public houses, primary, secondary and private schools.



## Floor Plan

**Bicton House Barns  
Shrewsbury  
SY3 8EQ**

**Barn 1:**  
1,345 Sq Ft / 125 Sq M

**Barn 2:**  
1,978 Sq Ft / 184 Sq M

**Total:**  
3,323 Sq Ft / 309 Sq M



For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.

## Method of sale

The property is offered for sale by Private Treaty.

## Tenure & Possession

Freehold and vacant upon possession.

## Planning

Bicton House Barns are Grade II Listed. Planning and listed building consent was granted under reference 21/01345/FUL and 21/01346/LBC for the conversion of the traditional barns into three residential units with detached garages. This sale is limited to Barn 1 and 2.

The permitted plans can be viewed on the Shropshire Council Planning Portal.

## Drainage

New treatment plant to be installed as part of the planning and listed building consent.

## Services

Mains water and electricity.

## Wayleaves, Easements & Rights of Way

A right of way will be granted over Bicton House Drive. A new track will require construction over retained land between the existing drive and the barns. A right of way will subsequently be granted over this land.

## Health & Safety

Viewings to be undertaken at your own risk with no liability to Carter Jonas or the seller.

## Local Authorities

Shropshire Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
SY2 6ND

## Viewings

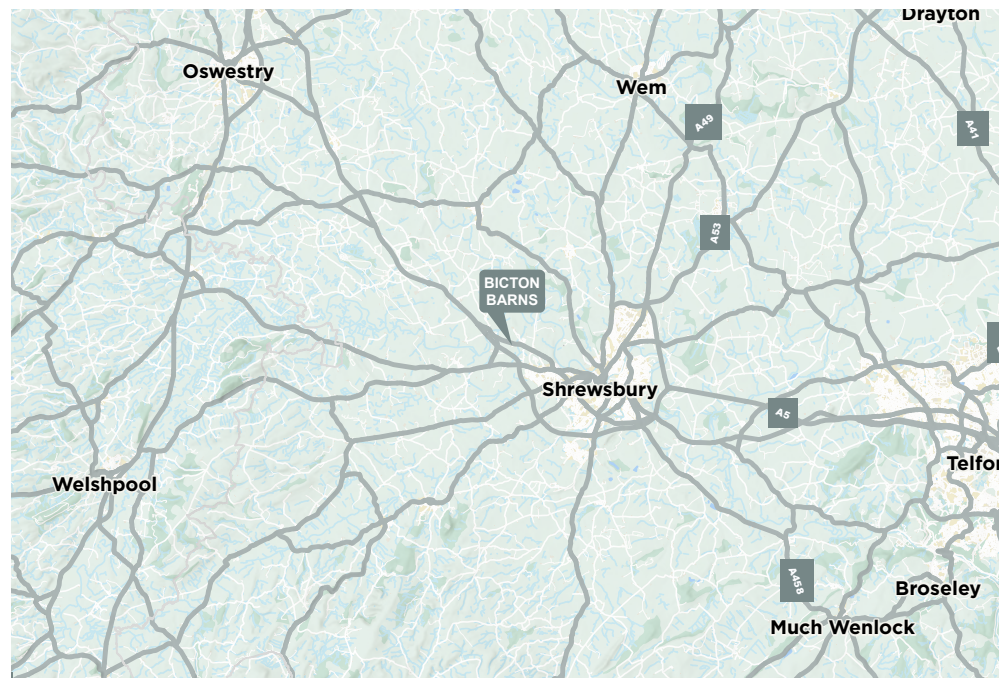
Viewing strictly by appointment with the selling agent.

## Directions

Travelling west along the B4380, pass Bicton Lane on your right. On your left you will see the driveway to Bicton House marked with a For Sale Sign.



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## Shrewsbury

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## Important Information

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