

Roger Parry & Partners

3 Manor Farm Barns, Leebotwood, Church Stretton, Shropshire, SY6 6NA





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£1,400 PCM

This spacious barn conversion is part of a small development of just 5 barn conversions and 3 new build properties together with the original period farmhouse and adjoining cottage. The barn has a wealth of exposed timber with vaulted ceilings to the reception hall and bedrooms.













The accommodation briefly comprises a reception hall, downstairs cloakroom/WC, sitting room with a large ornamental Inglenook fireplace, dining room, large kitchen/breakfast room and a good sized utility/boot room. Upstairs there are two large double rooms both with ensuite shower rooms plus two single bedrooms and family bathroom. The property is set in generous garden to the rear and side and double garage set in block a short distance away with further parking for up to four cars in front of it. The property has the benefit of mains gas heating and wood double glazing and occupies a central location in the village which is a short drive from the neighbouring towns of Shrewsbury and Church Stretton.

Available from August 2026.

£1,400 PCM Rent
£320 Holding Deposit
£1,610 Tenancy Deposit

ENTRANCE HALL
11'5" x 10'4" (3.50 x 3.17)

SITTING ROOM
14'1" x 20'3" (4.31 x 6.19)

KITCHEN/BREAKFAST ROOM
18'4" x 12'10" (5.60 x 3.93)

UTILITY ROOM
12'6" x 6'5" (3.82 x 1.97)

CLOAKROOM
10'11" x 5'3" (3.35 x 1.62)

BEDROOM ONE
18'4" x 12'11" (5.61 x 3.94)

ENSUITE
12'7" x 6'4" (3.84 x 1.94)

BEDROOM TWO
14'3" x 13'1" (4.35 x 3.99)

ENSUITE
8'10" x 656'2" (2.70 x 200)

BEDROOM THREE
8'1" x 9'2" (2.47 x 2.81)

BEDROOM FOUR
7'11" x 9'1" (2.42 x 2.79)

FAMILY BATHROOM
10'11" x 6'4" (3.33 x 1.95)

GARAGE

EPC Rating C
For a full copy of the Energy Performance Certificate please contact agents.

Council Tax Band F
Shropshire Council

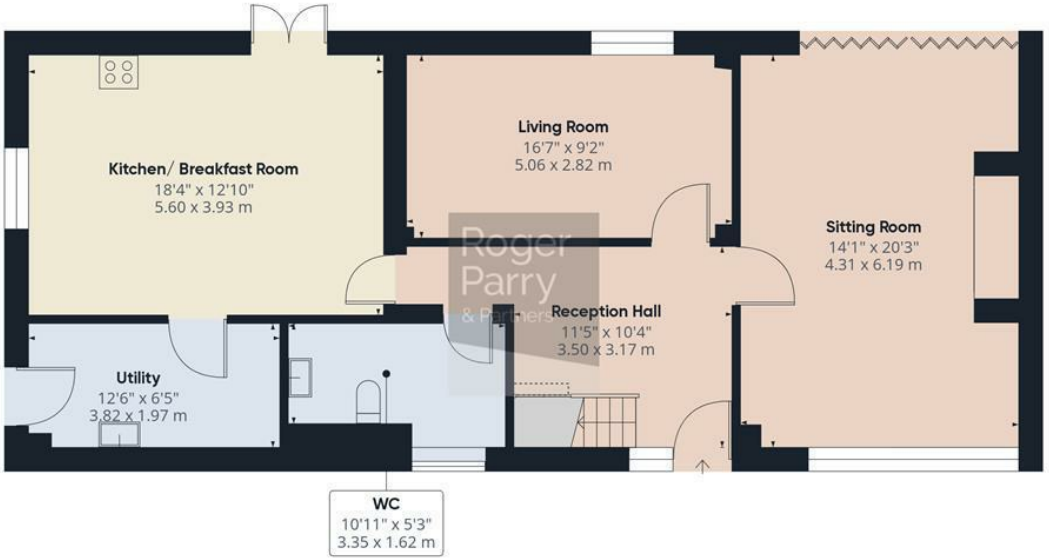
Assured Periodic Tenancy (APT)

Measurements
All measurements mentioned in these letting particulars are approximate

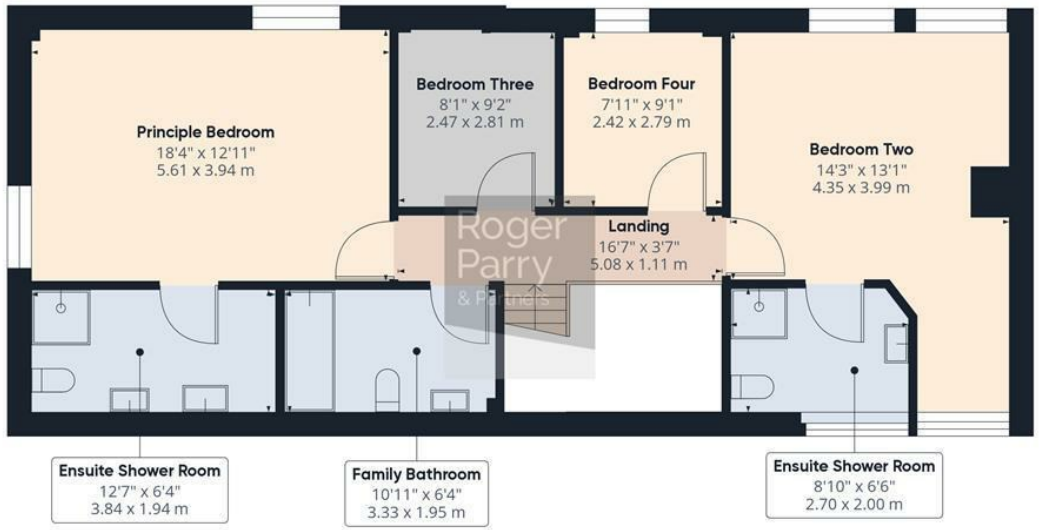
Tenancy Deposit
Protected by The Deposit Protection Service, The Pavilions, Bristol, BS99 6AA

Holding Deposit
PLEASE READ: Before your application can be fully considered, you will be required to pay Roger Parry & Partners a holding deposit equivalent to one week's rent for the property you wish to apply for. You are advised to familiarise yourself with your legal rights and may wish to seek independent legal advice before signing this or any other document provided by us. Once the holding deposit has been received, current legislation allows a maximum of 15 days for the necessary paperwork to be completed. This period may only be extended by written agreement between both parties. The holding deposit may be retained in the following circumstances:
•If you decide not to proceed with the tenancy during the 15-day period
•If you unreasonably delay responding to reasonable requests from Roger Parry & Partners or Rightmove Landlord & Tenant Services
•If you provide false or misleading information as part of your application
•England only - If you fail the checks the Landlord is legally required to carry out under the Immigration Act 2014 (Right to Rent)
In these circumstances, the holding deposit will be retained by Roger Parry & Partners and the Landlord.
If the Landlord decides not to proceed with the tenancy for reasons unconnected with the above, the holding deposit will be refunded within seven days.
If you are offered a tenancy and you accept it, the holding deposit will be credited towards the first month's rent or deposit if both the landlord and tenant are in agreement.
Where the holding deposit is neither refunded nor credited, you will be provided with written reasons within seven days explaining why it has been retained.
By submitting your application, you agree to pay any such permitted fees if they become due.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1

Roger Parry & Partners

Approximate total area(1)

1836.77 ft²

170.64 m²

Reduced headroom

1.55 ft²

0.14 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

General Services:

Local Authority: Shropshire County Council
Council Tax Band: F
EPC Rating: D
Tenure:
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.