



FLAX BARN



LIGHTEACH ESTATE

Modern Living - Iconic Setting



The freehold of Flax Barn is for sale. It is a 4 bedroom traditional barn conversion, set within nearly an acre of its own grounds with extensive open views to the glorious Shropshire countryside. It is a single storey development with massive open plan living areas together with a separate lounge. There are 4 good sized bedrooms together with 3 bathrooms/en-suites.

Flax Barn is part of Lighteach which is more than just an estate, it's a living, breathing chronicle, with tales that stretch back to the 8th century and the times of Saint Chad. It has stood as a silent witness to the unfolding tapestry of Britain's history, a steadfast guardian nourishing the land and its people through the centuries. Its story has been penned by a select few, the Bishops of Lichfield, the Hill family, the Bathos, the Walleys, and now, it opens a new chapter with Warm Beautiful Homes.

We invite you to be a part of this journey, a voyage that transcends time. It's not about selling a dream, but sharing a vision where families and individuals can carve out their own narratives, adding to the rich tapestry that is Lighteach.

The design by LK2 Architects and by Prior Architects creates a sense of warmth, with elements inspired by the property's natural surroundings. Open expansive spaces are designed to bring the outside in and offer a tranquil refuge. The interiors reflect a sophisticated use of natural materials and refined finishes, each selected to enhance the comfort of everyday life.

Step into a world where every stone tells a story, where the future harmonises with the past. There are massive wooden beams and huge windows which frame the stunning views. Join us in fostering a place where history is not just preserved but lived, where the next thousand years are as vibrant as the thousand that came before.

History

You can read much more about the long history of Lighteach and download the Timeline book here:-

<https://www.lighteach.co.uk/history>



Extraordinary Spaces



Your epic living area is elegant and stylish with huge windows to the stunning spaces outside.

Your gourmet kitchen and living area is a cut above the rest. It has all of the best appliances from AEG, brand new and waiting for you. Tiles are all by Porcelanosa. Feature lighting illuminates your cuisine as you cook and when you are relaxing there is ample cupboard space. Your kitchen is a reflection of the highest quality together with timeless elegance. The living space gives ample room for dining, entertaining guests and relaxing.

There is an additional large lounge area where you can retreat, relax and enjoy the stunning views across your own land and the countryside beyond.

You have three bathrooms all of which are of the highest standard with brand new power showers waiting to wash away the cares of the day.

Your four bedrooms have been created with exquisite attention to detail. They are wired for TV, power and bedside facilities.

There are authentic wooden beams throughout emphasising the rural ambience of this great property.



Extraordinary Facilities



Your new home has it all, and everything is brand new, spotless and ready for you. It complies with the latest building regulations for both thermal and acoustic insulation.

There is :-

- An outside storage shed located by the main entrance to the site
- Security with a new built in intruder alarm
- Smoke and fire detection
- LPG gas central heating with WiFi control
- Underfloor heating
- Massive insulation throughout
- A new internet connection
- A state of the art kitchen
- Bathrooms with rain showers
- All tiles are by Porcelanosa
- All doors are solid wood
- Bespoke double glazed windows
- Compliance with Electrical 18th edition IET
- Gas safe certificate
- A full ICW 10 year structural warranty

The Locality

Prees is a great place to live. It is a quiet village in Shropshire but within an hours drive of several great cities. It is small but has all the facilities that you could want from doctors, churches, education, leisure and a thriving social scene. You can read an awful lot more about it on our website here: <https://www.lighteach.co.uk/location>



We want our customers to enjoy their new homes free from any worries. We are not about mass production, but rather individual buildings carefully crafted, with traditional methods to stand the test of time. To provide even more reassurance we have this six fold guarantee:

ICW 10 Year Warranty

All properties come with a 10 year structural warranty from ICW. ICW currently insure over 10,000 projects and are recognised by 97% of mortgage lenders.

ICW 2 Year Workmanship Warranty

The ICW warranty covers defects affecting the home and any common areas which are clearly attributable to material and/or workmanship faults. Warm Beautiful Homes will always as a first measure repair or replace any such defects.

Building Control

All work is inspected and approved as it progresses by ICW Building Control. ICW provide the Building Regulation approval process to ensure compliance of projects both at plan and site stage.

Manufacturers Warranties

We pass on the benefit of all manufacturers warranties and provide the appropriate documentation.

Emergency Call Out Cover

We provide first year emergency call out cover from a major UK home care service.

Warm Beautiful Homes Customer Care Policy

We have adopted a customer care policy, which you can see in full here: <https://wbh1.co.uk/customer-care-policy>.



Much of the quality of our lives is dependant up the health and diversity of the natural world. We are all dependant upon biodiversity. Our developments seek to preserve and enhance that environment.



Giving Nature A Home

This development is in an area of abundant wildlife, biodiversity and attractive landscape. Our homes do not come at the expense of wildlife or nature.

We seek to enlarge the green areas, stop barriers to wildlife movement and minimise the amount of land we cover in paving and driveways. We move vehicles and parking away from the homes we create as far as possible. Drainage systems are designed to be environmentally friendly and non polluting.

We also provide swallow nesting places (swallow cups), and conserve bat environments where we are able. Hedgerows and other original plants are preserved as far as possible.

Reducing Emissions

Concrete and steel production are two of the processes that produce large amounts of carbon dioxide. So we work to use the minimum amounts of both concrete and steel in our homes. Instead wherever possible we conserve the wood that is full of character and that has supported these structures for years.

Local Wildlife

In your new home you will be able to see the common birds such as swallows, house sparrows, starlings, blackbirds, wood pigeons, blue tits, magpies, rosin, great tits, dunnocks, and collared doves. You may even catch a glimpse of the rare species such as the lesser black-backed gull and the glossy ibis.

There will be many types of butterfly, moths and bats. Then there is the local population of, for example, squirrels, hedgehogs, moles, shrews, rabbits, hares, otters, voles and many more.

This is all about continuity in the countryside.

Discover More

There is much more about the diverse wildlife at Lighteach on our website here:- <https://www.lighteach.co.uk/wildlife>

Living Areas

Kitchen/Living Area

Dimensions 11.54 metres by 7.65 metres max.

The kitchen living area is a modern high tech living space with massive windows which flood light into the room. It has elevated ceilings with twin massive shot blasted oak trusses and a stupendous oak beam which frames the stunning windows out to the glorious countryside. The kitchen is an individually designed state of the art area.

It features:

- Induction hob by AEG
- Twin ovens with a fan assisted oven and combi microwave, grill, steamer unit
- Fridge freezer unit by AEG
- Wi-Fi controlled extract fan
- Peninsular bar with double sockets and USB connection at high level
- Smoke and heat detector
- Dual kitchen sink in composite with mixer tap



Separate Lounge

Dimensions 7.91 metres by 4.18 metres max.

There is an elevated ceiling with double doors and superb windows to 3 sides,

Utility

Dimensions 2.07 metres by 2.37 metres max.

There is a washing machine dryer with double sink unit and fitted units

There is also an energy efficient LPG boiler.

Store

Dimensions 2.07 metres by 1.62 metres max.

With heating manifolds and controls.

Hall



Bedrooms

All bedrooms have feature windows and elevated ceilings are carpeted and come with lighting and ample power sockets.

The spaces are:

Bathroom

Dimensions 2.16 metres by 1.72 metres max.

With full size bath premium sink, rain shower with wander head, extract fans, mirror and WC.

Bedroom 1

Dimensions 5.85 metres by 4.72 metres max.

There are 2 massive arched full height windows together with a third to the countryside.

En-suite To Bedroom 1

Dimensions 2.5 metres by 1.2 metres max.

With premium sink, rain shower with wander head, extract fans, mirror and WC.

Bedroom 2

Dimensions 4.34 metres by 3.09 metres max.

There is a massive feature oak truss and window.

Bedroom 3

Dimensions 4.34 metres by 3.11 metres max.

There is a massive feature oak truss and window.

Bedroom 4

Dimensions 4.60 metres by 4.56 metres max.

There are 2 massive feature oak trusses.

Ensuite to Bedroom 4

Dimensions 2.25 metres by 1.71 metres max

With premium sink, rain shower with wander head, extract fans, mirror and WC.



Bedroom 1



Bedroom 2



Bedroom 1 Ensuite

Bedrooms



Bedroom 2



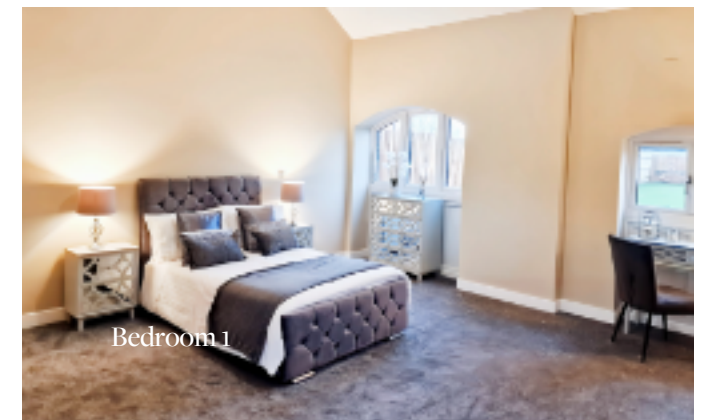
Bedroom 3



Bedroom 4



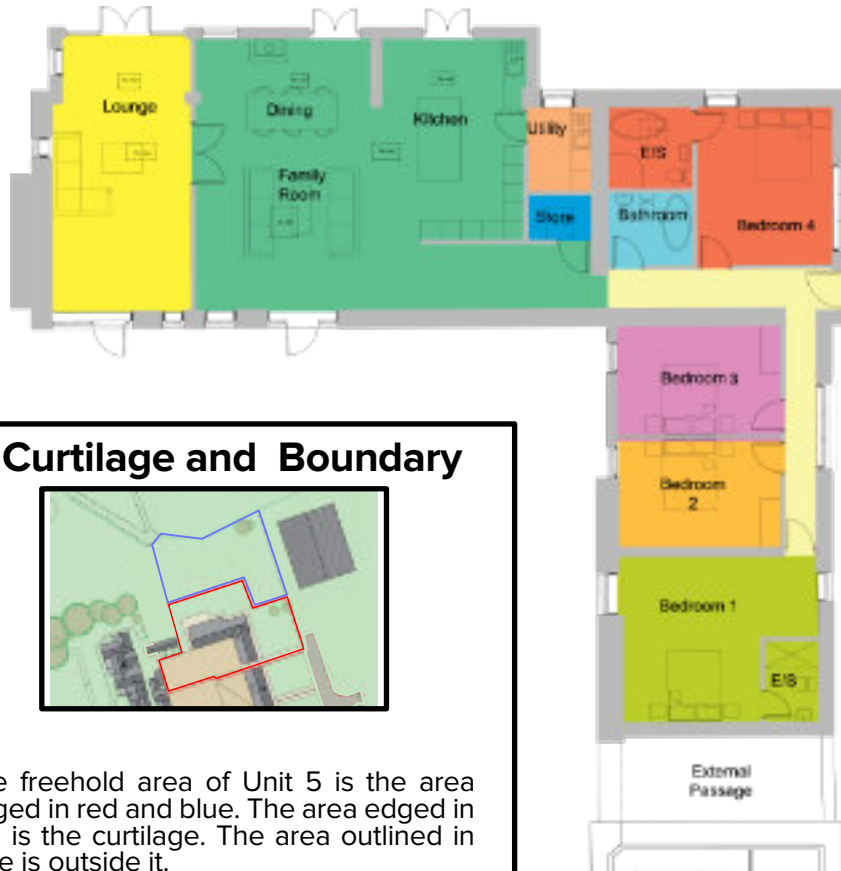
Bedroom 4 En Suite



Bedroom 1

All images are artist's impressions

Internal Layout



Curtilage and Boundary



The freehold area of Unit 5 is the area edged in red and blue. The area edged in red is the curtilage. The area outlined in blue is outside it.

Estate Layout



Gas

The development has an LPG gas supply fed from your own tank. You can choose the gas provider as you wish.

Electricity

The development has a mains electricity supply fed to each individual dwelling. You can choose the utility provider as you wish.

Sewage

Sewage is treated through a communal treatment tank which is discretely buried on site. The cost which will be managed by the management company is estimated to be less than £200 per home per year.

Internet

Fibre is installed and serves each dwelling. You can choose your own broadband provider, as you wish,

Surface Water

Rainwater is routed to multiple soakaways. The running cost is zero.

Vendor

Flax Barn and the common areas are owned by a special purpose vehicle called Lighteach Development Ltd. who will be the legal vendor on this project.

Rights Of Way

Rights of way will be granted to allow access over the approach driveway, use of the communal car parking spaces and access to the treatment plant.

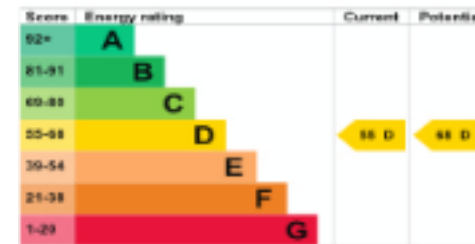
Management Of Common Areas

The management of the common areas will be carried out by an owner's management company called Lighteach Management Ltd. The shares in the management company will be owned by each home owner in proportion to the number of bedrooms. Ownership of the shares will be transferred upon completion of each sale. The management company will be responsible for the maintenance and upkeep of the common areas and any ongoing charges. It will also be responsible for the emptying of the sewage treatment package plant when needed.

Service Charges

It is anticipated that the management company will seek to minimise the charges to the owners and, if so, the management charges should not exceed a few hundred pounds a year.

EPC



Please note. The EPC rating of D reflects the fact that LPG was chosen as the heat source rather than electricity. Electric heating is favoured in the new EPC ratings irrespective of cost.



LIGHTTEACH ESTATE



Flax Barn, Lightteach Estate, Lightteach Road, Prees, Whitchurch, SY13 2DR



Warm Beautiful Homes Operations Ltd.

**34 Green Lane, Walsall WS2 8JH
01922 324060
www.wbh1.co.uk
sales@wbh1.co.uk**



Disclaimer

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. They have been prepared before completion and in accordance with our continual improvement policy, designs or features may alter. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. Photographs may have been altered to give a more realistic impression. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to proceeding.