



FOR SALE

Offers in the region of £324,995

Unit 4 Marton Barns, Old Marton,
Ellesmere, Shropshire, SY12 9HZ

(Unit 4) A high quality development of 6 luxuriously appointed barn conversions around a central courtyard with parking and gardens, enjoying views over open countryside, situated in a most popular rural location.



Ellesmere (3 miles), Oswestry (6 miles), Shrewsbury (20 miles), Chester (25 miles).
All distances approximate.



- **Newly converted**
- **Luxuriously appointed**
- **Select development of only 6**
- **Good sized gardens**
- **Countryside views**
- **Popular rural location**

DESCRIPTION

Halls are delighted with instructions to offer this exciting new development of barn conversions at Old Marton Farm, Old Marton, near Ellesmere, for sale by private treaty.

Marton Barns provides a high quality development of 6 luxuriously appointed barn conversions around a central courtyard with parking and gardens enjoying views over open countryside, situated in a most popular rural location.

Unit 4 is a most attractive attached four bedroom barn conversion with parking and good sized gardens enjoying views over adjoining farmland.

The architect designed internal accommodation provides a Kitchen/Breakfast Room, Utility Room, Lounge, Dining Room, four Bedrooms (Master with Ensuite Shower Room) and a Family Bathroom. The property will benefit from an LPG central heating system, double glazed windows throughout and newly fitted carpets included in the purchase price.

Outside, to the front, is a central gravelled courtyard providing an attractive feature, with a block paved private parking area, serving Unit 4. To the rear there will be a paved patio area providing an ideal space for outdoor entertaining, leading on to lawned gardens, providing potential for landscaping according to ones individual tastes and preferences.

The sale of Unit 4 does, therefore, provide a very rare opportunity to purchase a newly converted, luxuriously appointed barn conversion in this particularly pleasant and select rural location.

NB.

The barns are estimated to be ready for occupation by May 2019. There may be an opportunity for a Purchaser/s to have an input into the Kitchen finish providing a Reservation is made at an early enough stage.

SITUATION

Marton Barns is situated in a picturesque rural location with surrounding countryside yet is still only 3 miles from the popular north Shropshire lakeland town of Ellesmere, which offers an extensive range of amenities. The location is popular for commuting to Oswestry, Shrewsbury, Wrexham, Chester and Liverpool, with easy access to regional airports at Liverpool, Birmingham and Manchester. There are a number of highly regarded private and state schools nearby including The Marches,

Lakelands Academy, Ellesmere College, Moreton Hall and Packwood Haugh.

DIRECTIONS

From Ellesmere take the A495 in the direction of Oswestry, continue for approximately 1.5 miles and turn right signposted 'Perth'. Continue on this quiet country lane for approximately 1.5 miles and Marton Barns will be located on the right hand side, identified by a "For Sale" board. Unit 4 will be found in the top right-hand corner on entering the courtyard.

SPECIFICATION

The property will be completed to a high specification, specifically including:

- A high quality fitted Kitchen with either granite or stone work tops
- Neff appliances including integrated dishwasher and fridge freezer.
- Floor coverings included (tiling to Kitchen, Utility Room, Bathrooms etc., and carpets throughout)
- Quality sanitary ware to the Bath/Shower Rooms
- Indian stone paved patio area.

THE ACCOMMODATION COMPRISES:

A front entrance door opening in to the:

KITCHEN/BREAKFAST ROOM

11'10" x 15'5" (3.6m x 4.7m)

With tiled flooring, a super newly fitted kitchen including a Franke stainless steel 1.5 bowl sink unit (H&C) with swan neck mixer tap with granite work surface areas to either side with base units incorporating cupboards, an integrated Neff dishwasher, a Neff four ring halogen hob unit with matching extractor hood over and drawers below, matching eye level cupboards, integrated Neff double oven with cupboard above and below, integrated fridge and freezer, double glazed window to side elevation enjoying views over the front courtyard, radiator and a door leading through to the:

UTILITY ROOM

4'11" x 10'2" (1.5m x 3.1m)

With tiled flooring, a stainless steel sink unit (H&C) with swan neck mixer tap and cupboard below, planned space for appliances, a Worcester wall mounted boiler, rear entrance door, radiator and a door in to a:

DOWNSTAIRS CLOAKROOM

With a continuation of the tiled floor, pedestal hand basin (H&C) with tiled splash back, low flush WC, radiator.

LOUNGE

15'9" x 16'5" (4.8m x 5.0m)

With a newly fitted carpet as laid, full height windows to front and rear elevations affording a great deal of light, double opening doors leading out to the rear patio area, radiator.

DINING/FAMILY ROOM



3 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



17'1" x 16'9" (5.2m x 5.1m)

With a newly fitted carpet as laid, double glazed windows to rear elevation, radiator, door in to an understairs storage cupboard, thermostat for central heating and a carpeted staircase leading up to the:

FIRST FLOOR LANDING AREA

With a continuation of the newly fitted carpet as laid, radiator, Velux rooflight, door in to the airing cupboard housing the hot water cylinder and doors in to the following:

BEDROOM 1

15'9" x 17'1" (4.8m x 5.2m)

With a newly fitted carpet as laid, double glazed windows to front and rear elevations, exposed wall timbers, radiators and a door in to the:

ENSUITE SHOWER ROOM

With a 1.5 man shower cubicle with mains fed shower, pedestal hand basin (H&C), low flush WC, half tiled walls, chromium heated towel rail/radiator.

BEDROOM 2

17'1" x 8'2" (5.2m x 2.5m)

With a fitted carpet as laid, double glazed windows to rear and side elevations, radiator.

BEDROOM 3

10'6" x 16'5" (3.2m x 5.0m)

With a fitted carpet as laid, double glazed window to front elevation, Velux rooflights, radiator.

BEDROOM 4

8'6" x 13'1" (2.6m x 4.0m)

With a fitted carpet as laid, double glazed window to front elevation, Velux rooflight, radiator.

FAMILY BATHROOM

Luxuriously appointed with a white suite including a pedestal hand basin (H&C) with mixer tap, a panelled bath (H&C) with mixer tap, a tiled shower cubicle with mains fed shower, low flush WC, double glazed opaque window to side elevation, half tiled walls, chromium heated towel rail/radiator.

OUTSIDE

The property is approached over an attractive gravelled courtyard, leading to a block paved parking area which provides parking for atleast two vehicles. A paved pathway provides access to the rear gardens.

GARDENS



The rear gardens include a good sized paved patio area providing an ideal space for outdoor entertaining, leading on to an area of lawn enjoying elevated views over countryside. There is an external water tap and a timber:

STORE SHED

26'3" x 19'8" (8ft x 6ft)

RESERVATION PROCESS

A non-refundable deposit of £1000 (to be held by Hawk Homes) will be required on agreement of an offer to reserve the property, at which point the vendors Solicitors will be instructed to issue the contract documentation. An exchange of contracts will need to take place within 12 weeks of the issue of draft contracts with a completion date to be confirmed. However, should the purchasers not proceed to an exchange of contract within the required timescale, the deposit will be retained by Hawk Homes to cover their abortive costs.

DISCLAIMER

The images and photographs used in the sale particulars have either been artificially produced to show a projection of the finished development, or are photographs taken of previous properties constructed by Hawk Homes. The site layout may be subject to alterations during the construction process which may differ from the plans provided and the elevated projected images within these particulars.

MANAGEMENT COMPANY

Awaiting confirmation from Hawk Homes.

SERVICES

We understand that the property has the benefit of a private bore hole water supply and a private drainage system, both serving the development as a whole. There is a mains electricity connection.

ENERGY PERFORMANCE CERTIFICATE

To be assessed.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

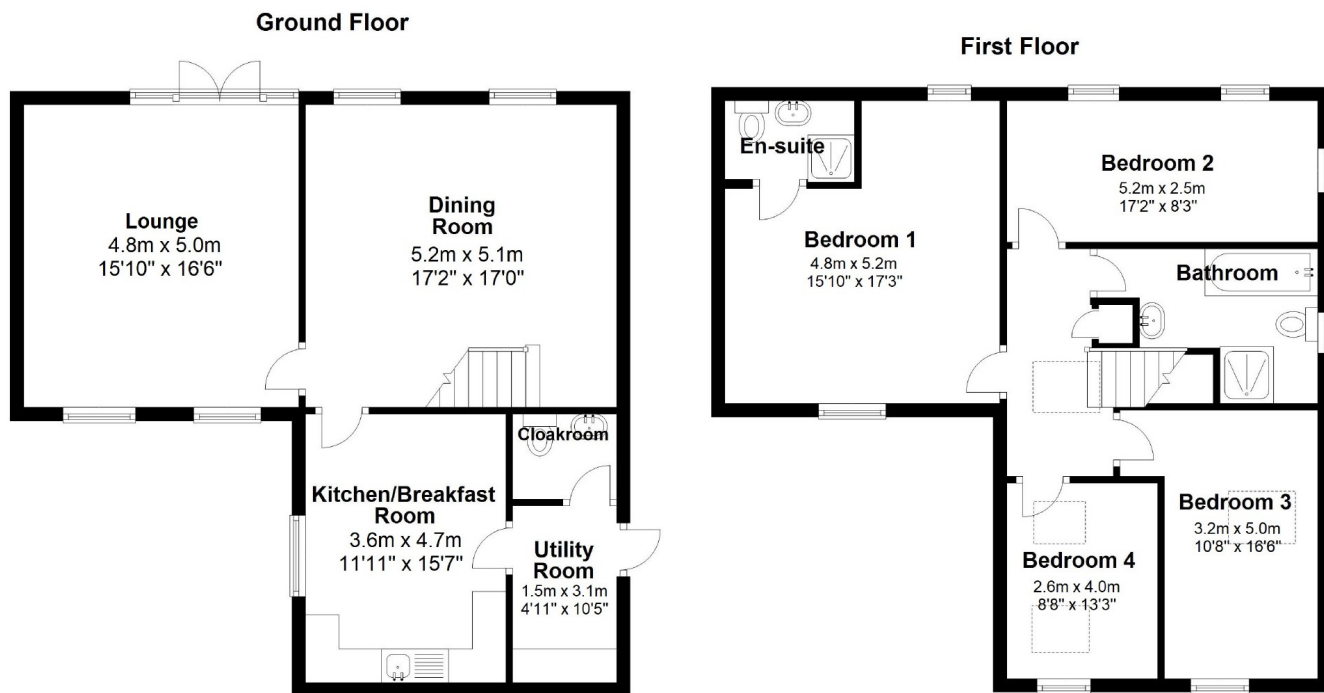
LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

To be assessed.

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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



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