



**FOR SALE**

Offers in the region of £345,000

## 2 Newnes Barns, Ellesmere, Shropshire, SY12 9HQ

A most attractively presented barn conversion of great charm and character, which has been converted with taste and skill and finished to the highest of standards, together with superbly presented landscaped rear gardens in an exclusive courtyard setting, just outside the north Shropshire lakeland town of Ellesmere.



Ellesmere town centre (1 mile), Oswestry (6.5 miles), Wrexham (12 miles), Shrewsbury (17 miles).

(All Distances Approximate)



- Super barn conversion
- Very well presented
- Great charm and character
- Landscaped gardens
- Select courtyard setting
- Popular and convenient location

## DESCRIPTION

Halls are delighted with instructions to offer 2 Newnes Barns, near Ellesmere, for sale by private treaty.

2 Newnes Barns is a most attractively presented barn conversion of great charm and character, which has been converted with taste and skill and finished to the highest of standards, together with superbly presented landscaped rear gardens in an exclusive courtyard setting, just outside the north Shropshire lakeland town of Ellesmere.

The barn, which was converted in 2007/2008 is appointed to a contemporary style, whilst retaining numerous original period features throughout. The property offers deceptively spacious internal accommodation, comprising a Reception Hall, Cloakroom, Living Room, Kitchen/Breakfast Room, Dining Room and Utility Room, together with four first floor Bedrooms (Master and Bedroom 2 with Ensuite facilities) and a Family Bathroom. The property has the benefit of double glazed windows, a ground source heating (underfloor heating to the ground floor and conventional radiators to the first floor) and is presented for sale with the fitted carpets and blinds included in the purchase price.

Outside, the gardens are particularly worthy of note and include a sunken paved patio area with excellent decked area, making a lovely setting for outside dining/entertaining etc., leading up via a bridge feature to the main gardens which include a mature shaped lawn flanked by floral and herbaceous borders. Off the courtyard is 'poultiggery' providing useful storage space.

The whole setting of these properties are particularly worthy of note as there is a communal grassed area, for use by all residents, a surface water harvesting system, a visitors/overspill parking area and shared allotments. Furthermore, the underfloor heating, by a ground source heat pump system and zone heating controls, double glazing and rain water harvesting system to flush toilets and water allotments for washing cars, create an extremely environmentally friendly property.

Halls the selling agents, have no hesitation in recommending 2 Newnes Barns for an immediate inspection to appreciate the quality both internally and externally.

## SITUATION

2 Newnes Barns is situated in a courtyard development of similar properties just outside the North Shropshire Lakeland town of Ellesmere. Ellesmere has an excellent range of local shopping, recreational and educational facilities. The nearby larger centres of Oswestry (6.5 miles) and the county towns of Shrewsbury (17 miles) and Chester (24 miles), all of which have a more comprehensive range of amenities of all kinds.

## THE ACCOMMODATION COMPRISES:

A glazed front entrance door with glazed side panels opening in to a:

### RECEPTION HALL

With a tiled floor, carpeted stairs to first floor, ceiling downlighters, exposed ceiling and wall timbers and door in to an:

### CLOAKROOM

With a continuation of the tiled floor, low flush WC suite, vanity hand basin (H&C) with tiled splash and wall mounted extractor fan.

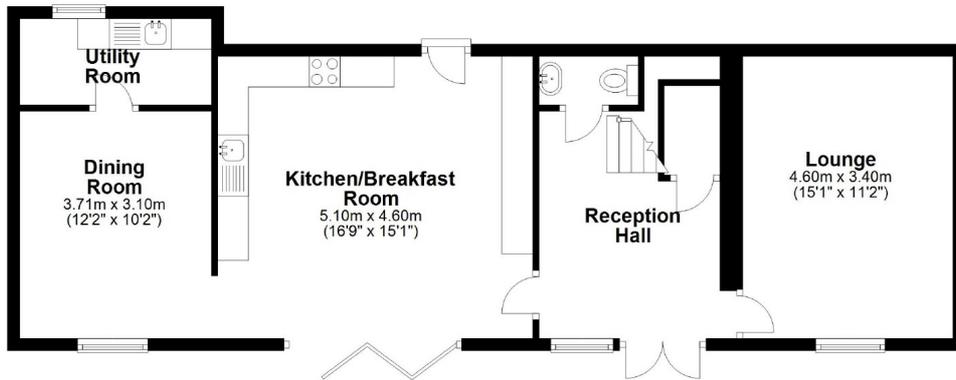
### LIVING ROOM

15'1" x 11'2" (4.6m x 3.4m)



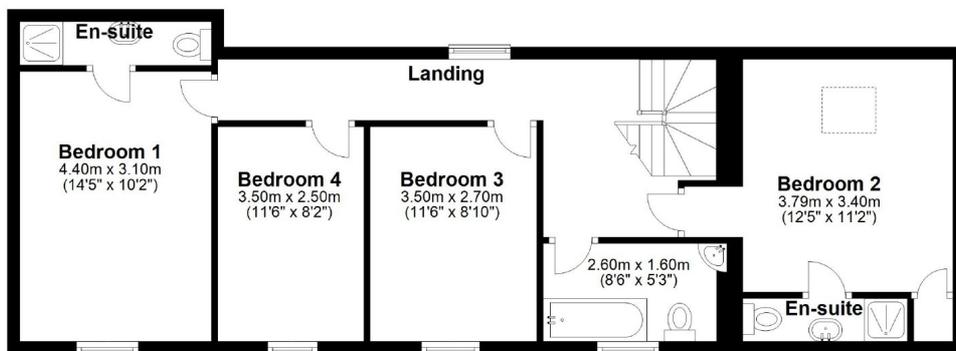
**Ground Floor**

Approx. 71.3 sq. metres (768.0 sq. feet)



**First Floor**

Approx. 72.3 sq. metres (778.0 sq. feet)



Total area: approx. 143.6 sq. metres (1546.0 sq. feet)

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.



2 Reception  
Room/s



4 Bedroom/s



3 Bath/Shower  
Room/s



With a fitted carpet as laid, exposed ceiling timbers, ceiling downlighters and double glazed window to front elevation.

#### KITCHEN / BREAKFAST ROOM

16'9" x 15'1" (5.1m x 4.6m)

With a tiled floor and a fully fitted kitchen comprising a 1.5 bowl stainless steel sink unit (H&C) with mixer tap and cupboards under, an extensive range of granite work surfaces to either side with base units below, an integrated Prima dishwasher, a Rangemaster range style cooker with stainless steel splash and fitted extractor hood above, matching eye level cupboards, a further range of granite work surfaces with cupboards and drawers below and shelved upright storage cupboards, matching eye level cupboards, planned space for an American style fridge/freezer, exposed ceiling timbers, ceiling downlighters, partly glazed door to rear gardens, central wooden topped island feature/breakfast bar with cupboards and drawers below, glazing to one elevation with two doors, exposed ceiling timbers, ceiling downlighters and open plan archway through to the;

#### DINING ROOM

12'2" x 10'2" (3.7m x 3.1m)

With a carpeted floor, exposed ceiling timber and ceiling downlighters, full length glazed window to front elevation overlooking the approach and door through to a:

#### UTILITY ROOM

With a tiled floor, a stainless steel single drainer sink unit (H&C) with mixer tap and cupboard under, planned space and plumbing for appliances, fitted shelving, coat hooks and double glazed window to rear elevation.

#### FIRST FLOOR LANDING

With a continuation of the fitted carpet as laid, a super range of exposed ceiling and wall timbers, radiator, full length



glazed window to rear elevation overlooking the gardens and a door in to:

#### BEDROOM 1

12'5" x 11'2" (3.79m x 3.4m)

With a fitted carpet as laid, exposed ceiling and wall timbers, skylight window, full length glazed door to front elevation overlooking the approach/courtyard, two radiators and door through to an:

#### ENSUITE SHOWER ROOM

With a tiled floor, tiled enclosed shower cubicle, pedestal hand basin (H&C) with tiled splash and mirror, shaving light and socket over, low flush WC, half wall tiling throughout, chromium heated towel rail/radiator.

#### BEDROOM 2

14'5" x 10'2" (4.4m x 3.1m)

With a fitted carpet as laid, radiator, exposed ceiling and wall timbers and areas of exposed brickwork, skylight window and door in to a recessed wardrobe cupboard and door in to an:

#### ENSUITE SHOWER ROOM

With a tiled floor, a tiled enclosed shower cubicle, pedestal hand basin (H&C) with tiled splash, mirror and shaving light and socket over, wall mounted extractor fan, chromium heated towel rail/radiator, low flush WC suite.

#### FAMILY BATHROOM

With a tiled floor and a suite comprising a panelled bath (H&C) with tiled surrounding walls and mixer tap, low flush WC suite, vanity hand basin (H&C) with mixer tap, tiled splash, electric shaving socket over and mirror fronted vanity cabinet over, chromium heated towel rail/radiator, half wall tiling throughout, exposed ceiling timbers, double



spotlight on track, wall mounted extractor fan and double glazed window to front elevation.

### **BEDROOM 3**

11'6" x 8'10" (3.5m x 2.7m)

With a fitted carpet as laid, radiator, a super range of exposed ceiling and wall timbers, and double glazed window to front elevation.

### **BEDROOM 4**

11'6" x 8'2" (3.5m x 2.5m)

With a fitted carpet as laid, radiator, exposed ceiling and wall timbers and double glazed window to front elevation.

### **OUTSIDE**

To the front of the property is an extensive paved terrace area retained by estate fencing, making a lovely area to sit out.

### **GARDENS**

The rear gardens are a major feature of the property and have been superbly landscaped by the present vendors and are presented to an extremely high standard, comprising a paved patio terrace to the rear of the house with steps up to a raised decked area, all making a lovely setting for outside dining/entertaining etc., with a small L-shaped lawn to one side. This area leads on over a bridge feature to the main area of garden which comprises a mature shaped lawn flanked by floral and herbaceous borders which are all well stocked by a wide variety of flowering shrubs and plants. A

gate provides access through to the communal grassed area, orchard, allotments and overspill parking area.

### **SERVICE CHARGE**

There is a monthly Service Charge, currently £50 (2019), payable to Newnes Barns Management Company which is owned by the householders in eight equal shares. The service charge covers maintenance of common areas (entrance, courtyard, paddocks, rear drive and car park), electricity to the drainage system and outside lighting (for a full breakdown please contact the selling agents).

### **TENURE**

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

### **SERVICES**

The property has the benefit of mains electricity and water. The surface water is collected in a storage unit and reused as grey water feeding the WC's. Drainage is to a shared septic tank owned and maintained by the Newnes Barns Management Company.

### **LOCAL AUTHORITY**

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. The property is in Band 'E' on the Shropshire Council Register.

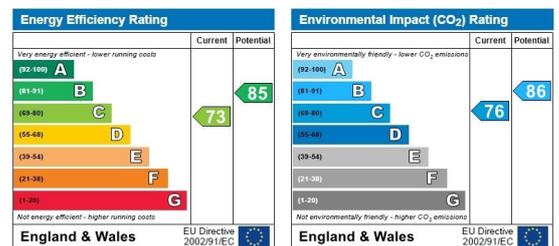
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



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