



Dukes Byre, Halghton, Hanmer, SY13 3DU

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Offers In Region Of £485,000



- Charming Barn Conversion
- Idyllic Rural Location with Countryside Views
- Two Bedrooms
- Fabulous Open Plan Kitchen/Lounge/Diner

- Master En Suite and Family Bathroom
- Large Driveway
- Beautiful Gardens
- EPC D, Council Tax Band A



Nestled in a serene rural setting, this fabulous two bedroom barn conversion offers the perfect blend of modern comfort and rustic charm. Just a short drive from the picturesque village of Hanmer, which boasts a variety of day-to-day amenities, this property provides spacious accommodation ideal for both relaxation and entertaining.

Step inside to discover an inviting Entrance Hall featuring an antique cast iron spiral staircase that leads to a galleried loft space, currently utilised as a home office. The heart of the home is a beautiful open plan Kitchen/Lounge/Diner, complete with a slate tiled floor and exposed beams that enhance its character. The kitchen boasts beautiful Bethesda slate worktops, while the dining area features French doors that open to the rear garden, perfect for alfresco dining. The lounge area is a cosy retreat, featuring a large multi-fuel stove and a striking floor-to-ceiling window. The property benefits from two comfortable bedrooms including the master bedroom which is open plan to the ensuite which boasts a freestanding bath. There is also a Snug with a log burner and a charming timber surround, making it a versatile space ideal for relaxation and a convenient Utility Room adds practicality to daily living. A well-appointed family bathroom serves the home with modern fixtures, ensuring comfort for both residents and guests.

The exterior of the property is equally impressive, featuring a gravel driveway with ample space for multiple vehicles that leads to a lovely cobbled area with slate patio. The rear garden is a true oasis, with a well-manicured lawn, mature borders, and a small orchard area with summer house. A productive kitchen garden, complete with two greenhouses, ensures you have fresh produce at your fingertips. The decked area, equipped with a hot tub, invites you to unwind while enjoying wonderful field views.



LOCATION

The property is set in a wonderful rural position and is approximately 2 miles from the charming village of Hanmer which benefits from Village Stores with Post Office, Primary School, Pub, Church and Mere. Around 7 miles away is Whitchurch which is a busy, historic market town that sits on the Shropshire/Cheshire/Clwyd borders. It has a variety of local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. Wrexham is approximately 8.5 miles away and the larger centres of Chester, Shrewsbury, Telford and Crewe are all within 16 to 24 miles approximately.



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TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains electricity and water are available. Private drainage via shared septic tank. Air source heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

DIRECTIONS

From Whitchurch proceed on the A525 towards Wrexham. Continue on for approximately 5.5 miles then turn left signposted Halghton. Continue along this lane then bear left at the junction. Proceed along this lane where the property can be found after approximately 600m on the left hand side.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

LOCAL AUTHORITY

Wrexham County Borough Council, Guildhall, Wrexham, LL11 1WF Tel: 01978 292000 Council Tax Enquiries 01978 292031

ENERGY PERFORMANCE

EPC D. The full energy performance certificate (EPC) is available for this property upon request.

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

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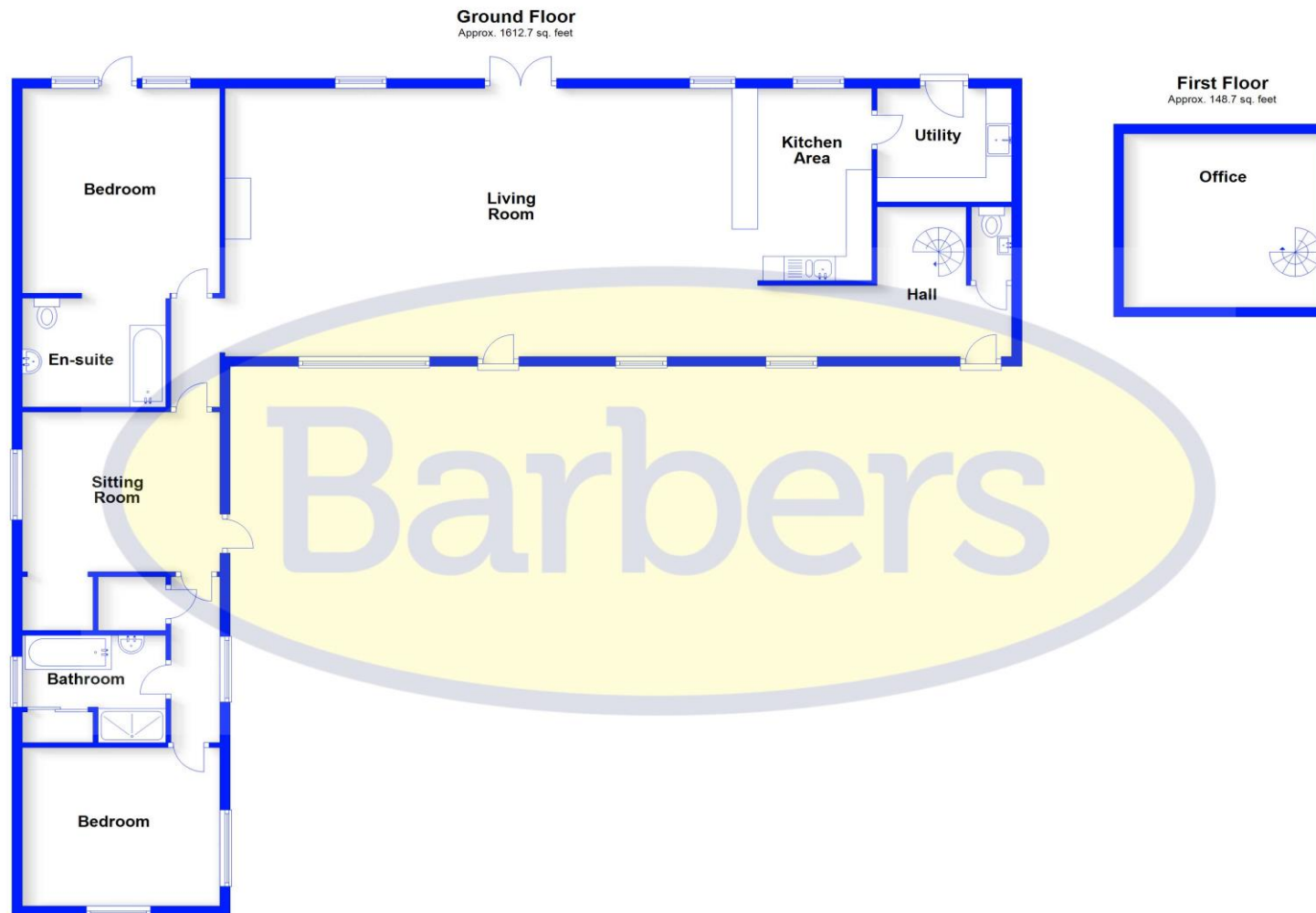
KITCHEN/LOUNGE/DINER
39' 1" x 7' 5" (11.91m x 2.26m)

UTILITY ROOM
8' 6" x 7' 7" (2.59m x 2.31m)

BEDROOM ONE
21' 5" x 12' 6" (6.53m x 3.81m)

BEDROOM TWO
12' 9" x 10' 5" (3.89m x 3.18m)

SNUG
12' 9" x 10' 8" (3.89m x 3.25m)



Total area: approx. 1761.4 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



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