

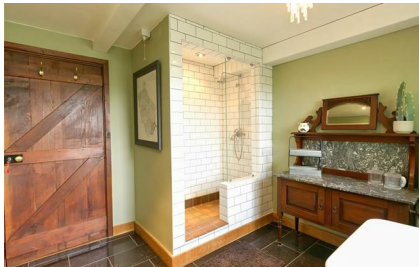
**FOR SALE**

Offers In The Region Of £699,995

New Hall Barn, Dudleston, Ellesmere, Shropshire, SY12 9JF

A particularly attractive and most impressive, substantial country home originally dating back to circa 1739, situated within approximately an acre of gardens and boasting excellent internal presentation, fantastic countryside views, and a range of versatile outbuildings offering potential for conversion (PP permitting), located in a rural yet convenient spot within the hamlet of Dudleston.





- **Substantial Country Home**
- **Very Well Presented**
- **Dating to Circa 1739**
- **Gardens ext to Approx One Acre**
- **Range of Outbuildings**
- **Rural yet Convenient Location**

DESCRIPTION

Halls are delighted to offer New Hall Barn, Dudleston, for sale by Private Treaty.

New Hall Barn is a particularly attractive and most impressive, substantial country home originally dating back to circa 1739, situated within approximately an acre of gardens and boasting excellent internal presentation, fantastic countryside views, and a range of versatile outbuildings offering potential for conversion (PP permitting), located in a rural yet convenient spot within the hamlet of Dudleston.

The property, which has been lovingly maintained and improved by the current vendors, boasts a wealth of original features and is entered through a traditional studded oak door which leads into the Entrance Hall and further onto a majestic, double height Drawing Room replete with vaulted ceilings, log burner, and Minstrels Gallery. The ground floor also comprises an open plan Kitchen/Dining Room (with Pantry), Study/Gym, Sitting Room, Ground Floor Bathroom, Utility Room, and Boot Room.

To the first floor is a spacious landing with doors leading into a Master Bedroom and the accompanying En-Suite Bathroom, a family Bathroom, and three further double Bedrooms (one of which opens onto a gallery over the Drawing Room)

Externally, the property is complimented by an extensive parking area to the front of the property, providing ample space for the parking and manoeuvring for multiple vehicles.

To the rear of the property are the extensive South-Easterly facing gardens, extending, in all, to approximately one acre and predominately laid to lawn but also comprising a rear Terrace, established Orchard with a number of soft-fruit trees, Chicken Run, numerous established herbaceous shrubs, plants, and flower beds.

New Hall Barn also offers a range of outbuildings, including, a double Garage, Carport, Workshop, three brick-built Stables, and a static caravan; the buildings may provide potential for possible conversion (PP permitting).

The sale of New Hall Barn does, therefore, offer the distinctly rare opportunity to acquire a traditional country home of significant charm and proportions, presented to a particularly high standard and including a range of external buildings, whilst being situated in a pleasant rural locality within easy reach of local amenities.

SITUATION

New Hall Barn is situated approximately 1 mile south of the well known village of St. Martins, which has an excellent range of local amenities, including a Post Office, Newsagents, and Supermarket with Petrol Filling Station. The larger centres of Ellesmere (4 miles), Oswestry (8 miles) and Wrexham (13 miles) are all within easy motoring distance and all have a larger range of local shopping, recreational and educational facilities. The county towns of Shrewsbury (20 miles) and Chester (20 miles) are also within a comfortable drive and both have a more comprehensive range of amenities of all kinds.

DIRECTIONS

From Ellesmere proceed on the B5068 in the direction of St. Martins. Continue through the village of Dudleston Heath and proceed for just over 1 mile and the drive to the property will be situated on the left hand side, identified by a Halls For Sale Board.

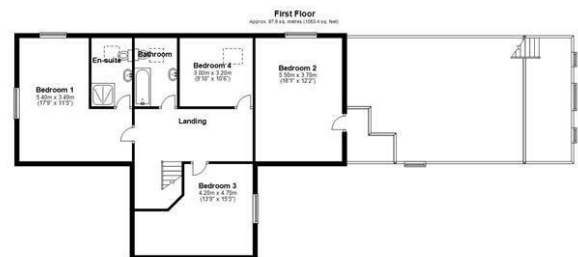
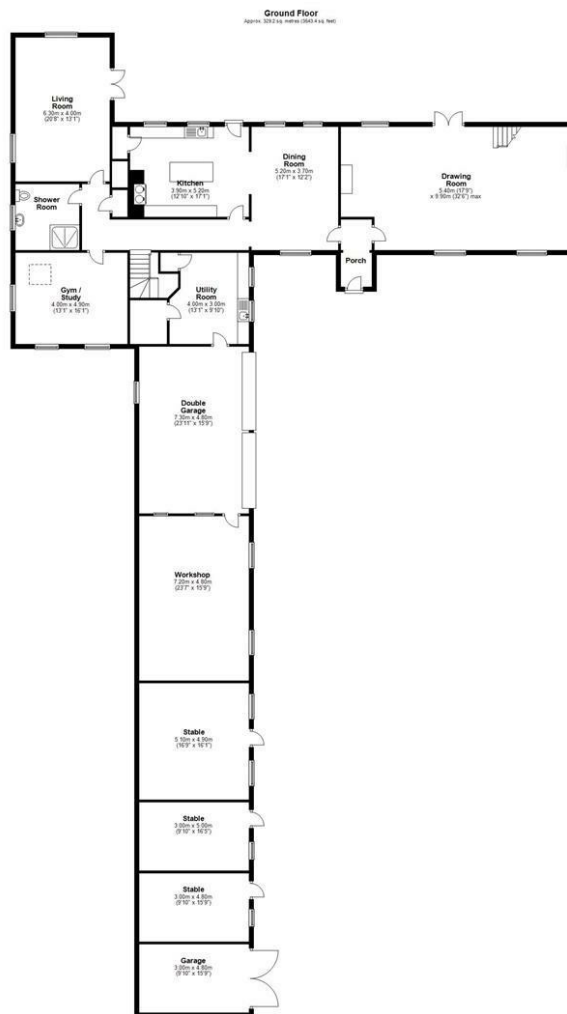
Alternatively, from the A5, proceed from the 'Gledrid Island' to the village of St. Martins. Take the B5068 Ellesmere road and approximately 0.9 of a mile after leaving the village the drive to the property will be located on the right hand side, identified by a Halls For Sale Board.

THE ACCOMMODATION COMPRISES:

A solid oak front entrance door opening in to an:

ENTRANCE PORCH

Tiled flooring and double glazed windows to either side.



Total area: approx. 427.1 sq. metres (4596.8 sq. feet)
New Hall Barn

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.



3 Reception
Room/s



4 Bedroom/s



3 Bath/Shower
Room/s



DINING ROOM

17'0" x 12'1"

Exposed ceiling timbers, flagged floor, double glazed windows to front and rear elevations and wide open archway in to the:

KITCHEN/BREAKFAST ROOM

17'0" x 12'9"

With tiled flooring and including an excellent fitted kitchen comprising a one and half bowl sink unit (H&C) with swan neck mixer tap and wood block work service areas to either side, base units incorporating cupboards and drawers, a central breakfast island with a granite worktop, base units below incorporating cupboards and drawers, planned space for bar stools, a three door Aga set within a brick recess with heavy oak timber over, a Smeg four ring induction hob unit, integrated Hotpoint dishwasher, larder fridge freezer, matching eye level cupboards, exposed ceiling timbers, stable type rear entrance door, double glazed windows to rear elevation and door in to the Pantry (with slate shelving).

DRAWING ROOM

32'5" x 17'8"

An excellent, double height room with a feeling of a traditional banquet hall, timber flooring, multi fuel burning stove, an array of exposed timbers and steps leading up to a first floor mezzanine "Minstrel's Gallery" providing an ideal space for reading and a circular window to side elevation etc.

UTILITY ROOM

13'1" x 9'10"

Including a Belfast sink (H&C) with wood block work surface areas to either side and planned space below for appliances, double glazed windows to front elevation, tiled flooring and a door in to a Storage Room with tiled flooring and extensive shelving.

STUDY/GYM

16'0" x 13'1"

Parquet flooring, double glazed windows to front and side elevations and velux rooflight.

DRYING ROOM

Slatted shelving, hot water cylinder and oil fired boiler.

GROUND FLOOR SHOWER ROOM

Pedestal hand basin (H&C), high flush WC, walk-in shower, double glazed opaque window to side elevation and vintage style heated towel rail/radiator.

LIVING ROOM

20'8" x 13'1"

Fitted carpet as laid, double glazed window to rear and side elevation, and double opening French doors leading out to the rear patio area.



FIRST FLOOR LANDING AREA

Fitted carpet as laid.

MASTER BEDROOM

17'8" x 11'1"

Fitted carpet as laid, exposed timbers, double glazed windows to side and rear elevation and ample under eaves hanging space.

EN SUITE SHOWER ROOM

Vanity hand basin (H&C) with double cupboard below, a walk-in fully tiled shower cubicle with Creda electric shower, low flush WC and rooflight window.

BEDROOM TWO

18'0" x 12'1"

Fitted carpet as laid, double glazed window to rear elevation, exposed ceiling and wall timbers, door to a mezzanine reading area above the Drawing Room reminiscent of Minstrel's Gallery.

BEDROOM THREE

15'5" x 13'9"

Fitted carpet as laid, double glazed window to front elevation and exposed ceiling timbers.

BEDROOM FOUR

10'5" x 9'10"

Fitted carpet as laid and velux rooflight.

FAMILY BATHROOM

Vanity hand basin (H&C) with drawers below, P shaped bath with electric shower over, low flush WC, inspection hatch to roof space and velux rooflight.

OUTSIDE

The property is approached over a private drive leading to New Hall and Rose Barn, leading to an extensive parking and manoeuvring area to the front of the property providing ample parking space for a number of vehicles and leading to the:

ATTACHED DOUBLE GARAGE

23'11" x 15'8"

Concrete floor, two roller shutter electric front entrance doors, Tesla electric car charger, and double opening doors in to a

WORKSHOP

A concrete floor, windows to front elevation and steps leading to a first floor mezzanine providing ample storage space.

N.B.

The Garage and Workshop offer potential for conversion to further living accommodation, if required.



GARDENS

The gardens are a superb feature of the property and include an extensive terrace to the rear providing ideal space for outdoor entertaining leading on to lawns interspersed and bordered by mature bushes and trees affording complete privacy. To the lower part of the garden is an orchard area and a large chicken run. Positioned to one side of the rear gardens is an extensive concrete pad upon which is a static caravan, included in the sale.

OUTBUILDINGS

A six bar timber gate leads from the drive to a further concreted area providing additional parking and fronted by an open fronted two bar car port (8m x 6m).

Adjoining the workshop are three traditional brick built stables and a garage currently utilised by a storage space but offering potential for a variety of usages including possible conversion into home offices etc subject to the necessary LA consent.

SERVICES

We understand that the property has the benefit of three phase electricity and mains water. Drainage is to a private system.

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

The property is in band 'F' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, Tel: 01691 622602.

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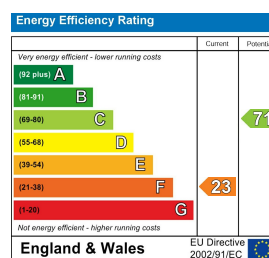
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls 1845

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Ellesmere Sales

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