

FOR SALE



The Malt Kiln, Pentrecoed, Ellesmere, Shropshire, SY12 9EA



FOR SALE

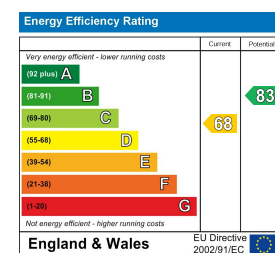
Offers In Excess Of £550,000

The Malt Kiln, Pentrecoed, Ellesmere, Shropshire, SY12 9EA

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 Rating



An immaculately presented and most unique, three bedroom barn conversion completed to a very high specification with a separate two-storey refurbished barn (currently Home Office & Workshop), double carport, EV charging point, and 'Grill house', situated within landscaped gardens located in the idyllic North Shropshire hamlet of Pentrecoed.



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Ellesmere (3.5 miles), Oswestry (10 miles) and Shrewsbury (21 miles).
(All distances approximate).



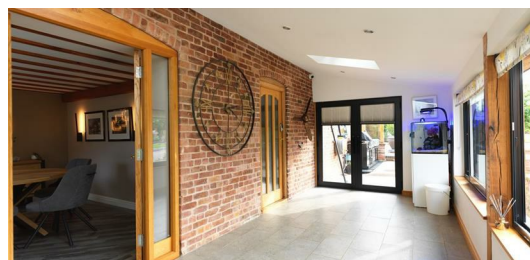
2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Period barn conversion
- Immaculately presented
- Three storey accommodation
- Separate Barn with PP
- Landscaped gardens
- EV Charging Point

DESCRIPTION

Halls are delighted with instructions to offer The Malt Kiln, Pentre Coed, for sale by private treaty.

The Malt Kiln is an immaculately presented and most unique, three bedroom barn conversion completed to a very high specification with a separate two-storey refurbished barn (currently Home Office & Workshop), double carport, EV charging point, and 'Grill house', situated within landscaped gardens located in the idyllic North Shropshire hamlet of Pentrecoed.

The internal accommodation, which is versatile and has been greatly improved by the current vendors, encompassing a ground floor Sun Room, Reception Hall, Dining Room, Kitchen/Breakfast Room, Utility Area, Shower Room/Cloakroom, first floor Lounge, and Bedroom Three/Office, together with two further Bedrooms and a Family Shower Room on the second floor. The property benefits from technological advances such as smart lighting, smart heating, and smart locks, all of which are included in the purchase price and can be intuitively controlled from ones smartphone; the property also benefits from recently installed triple glazing.

Externally, the property is approached through electrified double gates, benefitting from a key code entry system, onto a gravelled drive leading to a spacious parking area which offers room for manoeuvring vehicles, and leads to a double carport which features an EV charging point.

The gardens are a particularly attractive feature of this property and have been professionally landscaped to provide two paved patio areas providing an ideal outdoor entertaining space, two principal areas of lawn, and a number of well stocked floral and herbaceous borders with an excellent sunken Grill House, positioned to one corner.

A surprising feature of the property is the Barn, positioned across the drive adjacent to the car port, including, on the ground floor, an Entrance Hall, Shower Room and Garage/Workshop together with a first floor room which could be utilised as office space or living accommodation according to a purchasers own tastes and preferences.

SITUATION

The Malt Kiln is located in an extremely popular semi-rural location known as Pentrecoed. The North Shropshire Lakeland town of Ellesmere is only approximately 3.5 miles away which has an excellent range of local shopping, recreational and educational facilities. The larger centres of Oswestry (10 miles) and Shrewsbury (21 miles) are also within easy motoring distance, both of which have a more comprehensive range of amenities of all kinds. Gobowen Railway Station is also only approximately 6 miles away which has trains to Chester and Shrewsbury with connections beyond

DIRECTIONS

From Ellesmere proceed North on the B5068 towards the village of Dudleston Heath. Continue on the B5068 through the village for just over 0.5 of a mile and turn right signposted "Pentrecoed". Continue on this lane for approximately 0.7 of a mile and the property will be located on the left hand side identified by a Halls "For Sale" board.

THE ACCOMMODATION COMPRISES:

Fully glazed and double opening front entrance doors opening in to a:

SUN ROOM

20'0" x 8'6" (6.1 x 2.6)
Tiled flooring, windows to front elevation and velux rooflights.

HALLWAY

Impressive full height with exposed brickwork, Vinyl covered floor, carpeted staircase to first floor, recessed storage cupboard and understairs storage cupboard.

KITCHEN BREAKFAST ROOM

17'9" x 12'10" (5.4 x 3.9)
Very well appointed with a stainless steel one and half bowl Franke sink unit (H&C), an extensive range of granite work surface areas, base units incorporating cupboards and drawers, a Neff gas hob unit with extractor hood over, integrated dishwasher, integrated Neff double oven, planned space for an American style fridge freezer, eye level cupboards, upright storage cupboards, central breakfast island with planned space for barstools, exposed ceiling timbers and windows to front and side elevations.

UTILITY AREA

A Franke stainless steel sink unit (H&C) with mixer tap and granite work surface areas to one side, double cupboard below and planned space for appliances, window to rear elevation and upright storage cupboard.

GROUND FLOOR SHOWER ROOM

Pedestal hand basin (H&C), fully tiled shower cubicle with mains fed shower and low flush WC.

DINING ROOM

12'10" x 9'10" (3.9 x 3)
Double glazed window to side elevation and exposed ceiling timbers.

FIRST FLOOR LANDING AREA

Fitted carpet as laid, staircase to second floor, door in to understairs storage cupboard, exposed ceiling timbers, window to rear elevation and stable type rear entrance door leading to an external staircase.

LIVING ROOM

15'1" x 13'1" (4.6 x 4)
Oak flooring, windows to front and side elevations and exposed ceiling timbers.

BEDROOM THREE

13'5" x 10'2" (4.1 x 3.1)
Fitted carpet as laid, double glazed windows to front and side elevations and exposed ceiling timber.

SECOND FLOOR GALLERIED LANDING

Vaulted ceiling, attractive exposed timbers, fitted carpet as laid and roof window.

BEDROOM ONE

14'1" x 12'6" (4.3 x 3.8)
Vaulted ceiling, fitted carpet as laid, double glazed window to side elevation, two roof windows and exposed ceiling timbers.

BEDROOM TWO

14'1" x 12'6" (4.3 x 3.8)
Vaulted ceiling, fitted carpet as laid, double glazed window to side elevation, two roof windows and exposed ceiling and wall timbers.

SHOWER ROOM

Vanity hand basin (H&C) with a double cupboard below, low flush WC, walk-in shower with rain head shower attachment, exposed ceiling timber, roof window and chrome heated towel rail/radiator.

OUTSIDE

The property is approached from a small country lane through an electrically operated timber gate over a long gravelled drive which continues along the front of the property to the opposite side where there is a gravelled parking and manoeuvring area fronted by an:

OPEN FRONTED CAR PORT

19'8" x 19'8" (6 x 6)

GARDENS

The gardens are a super feature of this property and have been professionally landscaped to provide two paved patio areas providing ideal outdoor entertaining space, two principal areas of lawn and a number of well stocked floral and herbaceous borders. To one corner of the garden is a most impressive sunken Grill House.

THE BARN

27'10" x 15'5" (8.49 x 4.7)
Very well appointed and including, on the ground floor, an Entrance Hall, Shower Room, Garage/Workshop together with a first floor room which could be utilised as office space or living accommodation according to a purchasers own tastes and preferences.

N.B.

This building is ideal for usage as home offices, or possibly for use as an Annex for a dependant relative etc. There is an approved planning application for the conversion of the first floor to ancillary domestic living accommodation (planning ref 21/02843/FUL).

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage 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 & COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. The property is in Council Tax band 'E'.