



FOR SALE

Offers in the region of £535,000

The Long Barn, 3 Pentre Morgan Barns Ellesmere Road, St. Martins, SY11 3LX

A substantial and impeccably presented 4/5 bedroom barn conversion boasting a wealth of traditional features, excellent gardens, and a useful carport/workshop, peacefully yet conveniently situated within a select development close to the village of St Martins.



Ellesmere (4.5 miles), Oswestry (5 miles), Shrewsbury (25 miles).

(All Distances Approximate)



- **Generously Proportioned**
- **4/5 Bedrooms**
- **Master with En-Suite**
- **Very Well Presented**
- **Carport/Workshop & Parking Spaces**
- **Peaceful yet Convenient Location**

DESCRIPTION

Halls are delighted with instructions to offer The Long Barn, 3 Pentre Morgan Barns near St.Martins for sale by private treaty.

3 Pentre Morgan Barns is a substantial and impeccably presented 4/5 bedroom barn conversion boasting a wealth of traditional features, excellent gardens, and a useful carport/workshop, peacefully yet conveniently situated within a select development close to the village of St Martins.

Internally, the property offers over 2,200 sqft of meticulously maintained living accommodation arranged over two attractively appointed floors which, at present, comprise, on the ground floor, an imposing Reception Hall with reading nook/study, Lounge, Kitchen/Dining Room, Utility Room, Cloakroom and ground floor Shower Room, together with, to the first floor, four Bedrooms (the Master boasting an En Suite), Study/Bedroom 5, and family Bathroom.

The property is positioned within a collection of very well regarded barn conversions which were completed in 2011 to exacting standards, and The Long Barn, number 3, takes pride of place within the development and provides excellent gardens to the rear which feature an expanse of well maintained lawns bordered by established floral beds alongside an attractive patio area which represents ideal space for outdoor dining and entertaining. The property is further complimented by parking spaces situated immediately to the fore and a car port/workshop.

The sale of 3 Pentre Morgan Barns does, therefore, provide the exciting opportunity for purchasers to acquire an incredibly well presented 4/5 bedroom barn conversion with the benefit of excellent gardens and a useful workshop/carport, situated within a well regarded development just outside the popular village of St Martins.

The ground floor of the property is served by dual-zone underfloor heating throughout and many of the windows enjoy bespoke wooden plantation shutters, which will be offered within the asking price. All rooms are pre-wired for TV/SKY, with a SONOS system in place throughout the ground floor and Master/En-Suite.

SITUATION

3 Pentre Morgan Barns is located less than 1 mile to the East of the village of St Martins in the heart of unspoilt countryside. The property sits within a courtyard of five beautifully converted barns, enjoying a semi-rural position with fine views over the surrounding countryside. St Martins offers an excellent range of local amenities, including a supermarket and both primary and secondary schools. Further amenities and schooling are available at nearby Ellesmere and Oswestry, including the renowned private schools Ellesmere College and Moreton Hall. Road access is excellent and allows easy commuting, with the A5/A483 linking north to Wrexham, Chester & Liverpool and south to Shrewsbury. A local train service can be found at Gobowen station (3 miles) and this offers direct services to Chester and Shrewsbury and also links through to Birmingham and London.

THE ACCOMMODATION COMPRISES:

The property is entered via an attractively painted wooden front door giving access in to a:

RECEPTION HALL

12'1" x 10'2"

With Porcelanosa tiled flooring, full height ceilings, exposed ceiling timbers and wall trusses, Velux skylight, solid oak stairs rising to a first floor galleried landing, understairs storage cupboard and in built solid oak shelving units with storage cupboards beneath, and an attractive opening set between oak beams leading in to a:

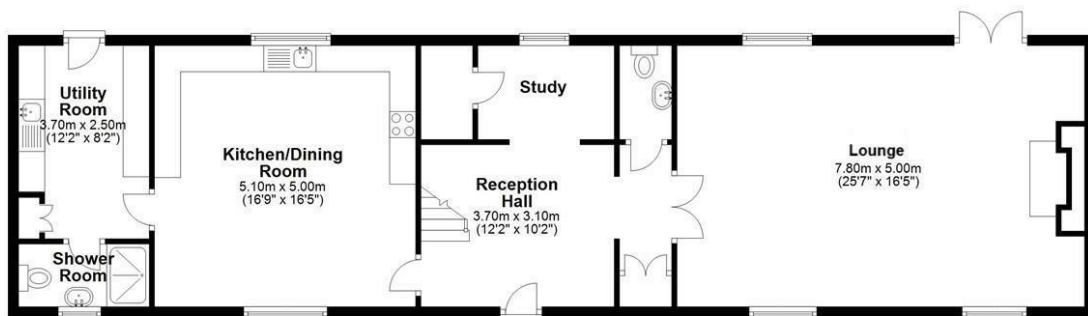
READING NOOK/STUDY

A versatile space which could usefully serve as a home office/study, reading nook or similar, with a continuation of the tiled flooring, double glazed window on to rear elevation and door leading in to a useful understairs storage cupboard.



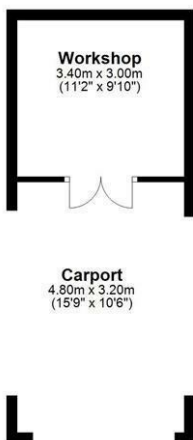
Ground Floor

Approx. 102.5 sq. metres (1103.3 sq. feet)



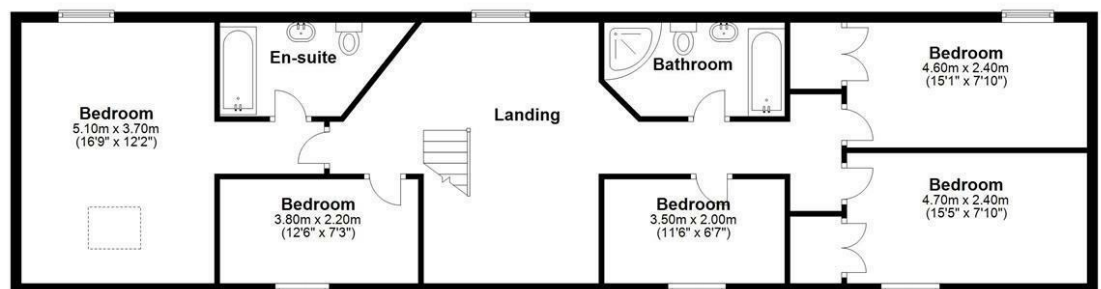
Outbuilding

Approx. 25.9 sq. metres (278.6 sq. feet)



First Floor

Approx. 102.8 sq. metres (1106.6 sq. feet)



Total area: approx. 231.2 sq. metres (2488.5 sq. feet)

Pentre Morgan 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.



2 Reception Room/s



5 Bedroom/s



3 Bath/Shower Room/s



CLOAKROOM

A continuation of the Porcelanosa tiled flooring, a Heritage low flush WC and complimentary wall mounted hand basin with separate (H&C) taps above.

Double opening partly glazed wooden doors give access from the Reception Hall in to the:

LOUNGE

25'7" x 16'4"

Double glazed windows on to front and rear elevation the latter offering lovely views over the garden, fitted carpet as laid, exposed wall timbers, recessed corner storage unit, raised hearth within Inglenook with oak beam over and double opening double glazed patio doors leading out on to patio area and garden beyond.

KITCHEN/DINING ROOM

16'8" x 16'4"

A continuation of the Porcelanosa tiled flooring, double glazed window on to front and rear elevations with fitted kitchen comprising: a selection of base and wall units with marble work surfaces over, inset 1.5 stainless steel sink with draining area to one side and traditionally styled mixer tap above, along with a number of integrated appliances, these to include: separate fridge and freezer, Hotpoint dishwasher, four ring Hotpoint electric hob with extractor hood above, and complimentary eye level Hotpoint oven and grill.

The Kitchen also features a complimentary kitchen island which contains a selection of storage and shelving with recently extended wood block work surfaces over providing ample space for a breakfast bar. The room also provides ample space for a seating/dining area., with

UTILITY ROOM

12'1" x 8'2"

A continuation of the Porcelanosa tiled flooring, partially glazed wooden door leading out to the garden, a selection of base and wall units with roll topped work surfaces over, inset stainless steel sink unit with draining area to one side and (H&C) mixer tap above, planned space for further appliances, Worcester Bosch boiler, door in to storage cupboard and a further door leading in to a:

GROUND FLOOR SHOWER ROOM

Porcelanosa tiled flooring, double glazed window on to front elevation, walk-in 1.5 man shower cubicle with fully tiled surround and mains fed shower, low flush WC, pedestal hand basin with separate (H&C) taps.

GALLERIED FIRST FLOOR LANDING

Fitted carpet as laid, a plethora of exposed ceiling and wall timbers, Velux skylight, hayloft style door in to storage space, and a circular window offering excellent views over countryside to the rear. A further door leads in to the:



MASTER BEDROOM

16'8" x 12'1"

Fitted carpet as laid, velux skylight, circular window on to rear, a continuation of the exposed wall and ceiling timbers and a further door leading in to the:

EN SUITE BATHROOM

Tiled flooring, partially tiled walls and a Heritage bathroom suite comprising: a panelled bath with separate (H&C) taps, mains fed shower, hand basin with separate (H&C) mixer taps set in to vanity unit and low flush WC, along with a traditionally styled radiator/towel rail.

BEDROOM TWO

15'5" x 7'10"

Fitted carpet as laid, exposed ceiling trusses, circular window on to rear elevation and double opening doors leading in to recessed wardrobe space which contains a clothes rail and shelving.

BEDROOM THREE

15'1" x 7'10"

Fitted carpet as laid, circular window on to front elevation and a continuation of the exposed ceiling timbers and trusses, and double opening doors leading in to recessed wardrobe space which has clothes rail and shelving.

BEDROOM FOUR

11'5" x 6'6"

Fitted carpet as laid, circular window on to front elevation, exposed wall and ceiling timbers.

BEDROOM FIVE/STUDY

12'5" x 7'2"

Fitted carpet as laid, circular window on to front elevation, a continuation of the exposed ceiling and wall timbers.

FAMILY BATHROOM

Tiled flooring and a Heritage bathroom suite comprising: panelled bath with central (H&C) mixer tap with shower attachment, tiled surround, hand basin with separate (H&C) mixer tap set in to vanity unit, low flush WC and corner shower cubicle with fully tiled surround and mains fed shower, with a traditionally styled radiator/heated towel rail.

OUTSIDE

The property is approached over a well maintained gravelled communal area to the front with attractive brick-built central feature, this leading on to the two designated parking spaces which leads further on to a paved walkway and the front door of the property.



REAR GARDEN

A particularly notable feature of the property having been lovingly maintained and improved by the current vendors and enjoying a pleasing south-easterly aspect, to now comprise, immediately beyond the back door, a substantial partly gravelled partly/paved walkway/patio area which provides an ideal space for outdoor dining and entertaining, and enjoying the tranquillity on offer within this delightful rural setting, with two sets of paved steps allowing access on to a slightly raised area of lawn retained within reclaimed brick walling and bordered by established floral and herbaceous beds, all of which backs on to open countryside to the rear. The lawn is interspersed with a number of trees, most notable a productive apple.

CAR PORT/WORKSHOP

26'10" x 10'5"

Situated close to the entrance to the development and with a covered carport area to the front, with a door giving access into a timber workshop.

MANAGEMENT CHARGE

We are advised that a monthly charge of £60 is due to cover maintenance of the communal areas, insurances, and upkeep of the drainage system

SERVICES

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

Superfast 900MB broadband is available to the property.

TENURE

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

LISTING

We are advised that the property falls within the curtilage of Pentre Morgan Farmhouse, which is Grade II* listed.

COUNCIL TAX

The property is shown as being within Council Tax band 'F' on the local authority register.

LOCAL AUTHORITY

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

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW. TEL: 01691 622602.

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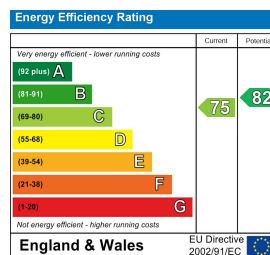
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 622 602

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