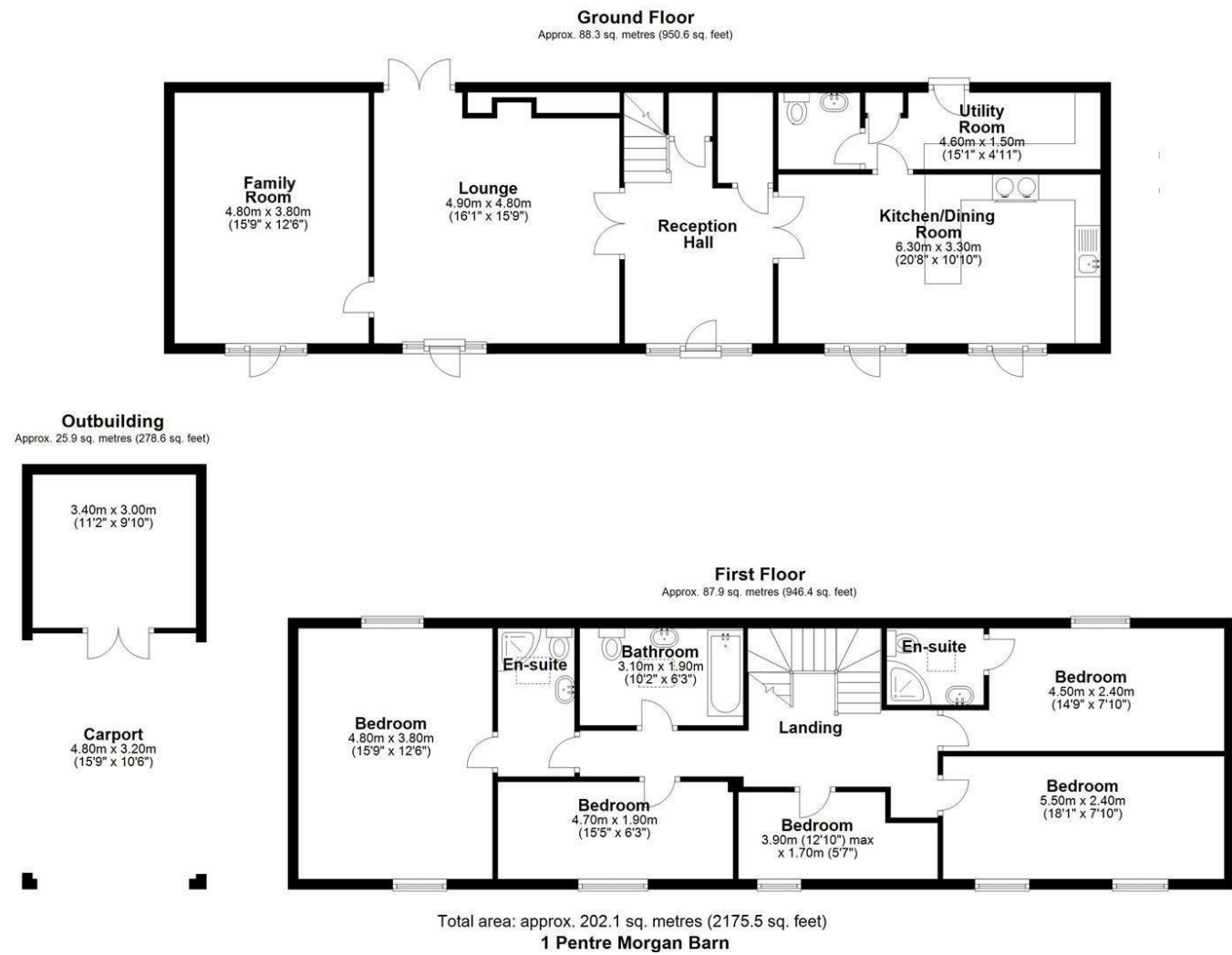


FOR SALE

The Hayloft, 1 Pentre Morgan Barns, St. Martins, Oswestry, Shropshire, SY11 3LX

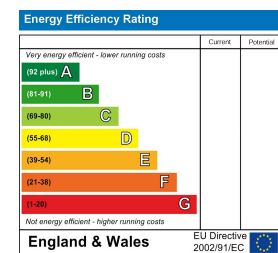


The Hayloft, 1 Pentre Morgan Barns, St. Martins, Oswestry, Shropshire,

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



A generously proportioned and immaculately presented 4/5 bedroom barn conversion benefitting from stylish internal décor, useful carport/workshop, and wonderful gardens which extend to 0.22ac and offer far-reaching views over the north Shropshire countryside, enviably situated within a well-regarded development.



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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Oswestry (5 miles), Ellesmere (6 miles), Shrewsbury (25 miles).
(All Distances Approximate)



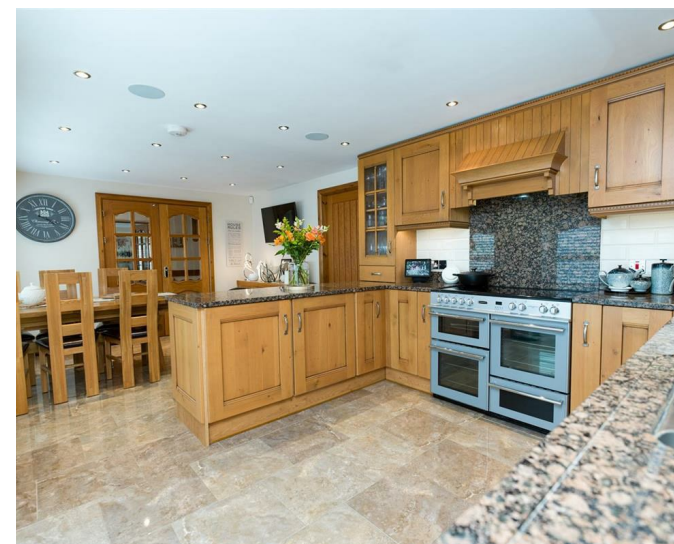
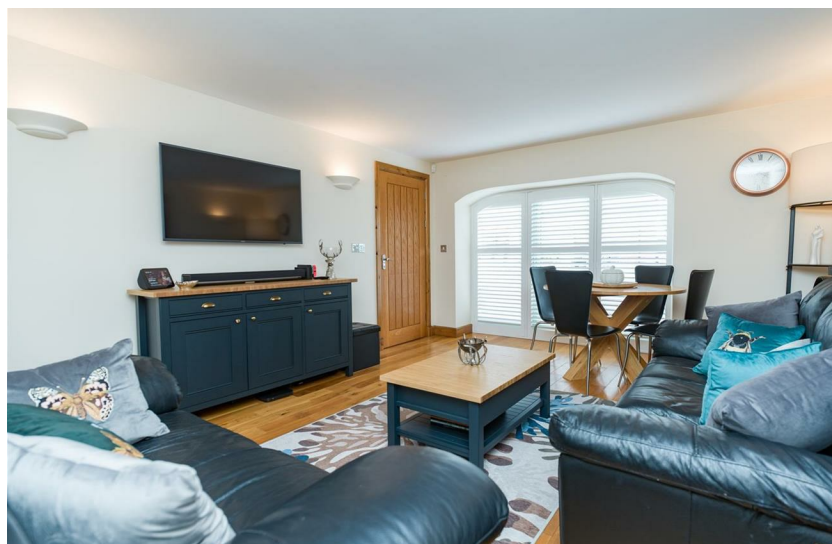
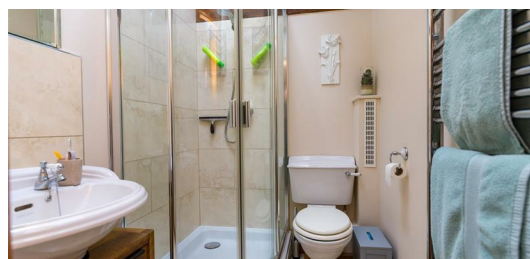
2 Reception Room/s



5 Bedroom/s



3 Bath/Shower Room/s



- Immaculately Presented
- Generously Proportioned
- Carport/Store
- Gardens Ext. to Approx 0.22ac
- Views Over Open Countryside
- Peaceful yet Convenient Location

DESCRIPTION

Halls are delighted with instructions to offer The Hayloft, 1 Pentre Morgan Barns for sale by private treaty.

The Hayloft is a generously proportioned and immaculately presented 4/5 bedroom barn conversion benefitting from stylish internal décor, useful carport/workshop, and wonderful gardens which extend to 0.22ac and offer far-reaching views over the north Shropshire countryside, enviably situated within a well-regarded development.

Internally, the property has been lovingly maintained and improved by the current vendors to now offer a wealth of stylishly yet sympathetically presented accommodation which, at present, comprises, on the ground floor, a Reception Hall, Living Room, Family Room, Kitchen/Dining Room, Utility Room, and Cloakroom, together with, to the first floor, four Bedrooms (two of which enjoy En Suite Shower Rooms), a Study/Bedroom Five, and a family Bathroom.

All of the windows enjoy fitted wooden plantation shutters and the property benefits from an interconnected SONOS audio system, with recessed speakers situated throughout the property.

The property is complimented by generous gardens which extend, in all, to approximately 0.22ac or thereabouts, with a superb backdrop of open countryside to the rear and currently provide an expanse of lawn interspersed by, maturing trees alongside a number of patio areas and a further paved area directly to the rear of the property.

The sale of The Hayloft, 1 Pentre Morgan Barns does, therefore, provide the exciting opportunity for purchasers to acquire an attractive and particularly well presented 4/5 bedroom barn conversion with the benefit of excellent gardens and a useful car port/workshop situated within a well regarded development near the village of St Martins.

SITUATION

The Hayloft 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 through a traditionally styled wooden front entrance door flanked to either side by double glazing in to a:

RECEPTION HALL

Engineered oak flooring, carpeted stairs rising to the first floor, useful understairs storage cupboard and door in to a further storage cupboard which houses the hot water cylinder, with double opening partly glazed doors leading to the:

LIVING ROOM

16'0" x 15'8" (4.9m x 4.8m)

A continuation of the engineered oak flooring, a fully glazed door opening out on to front flanked to either side by double glazed panels, with further fully glazed patio doors leading out to the rear, exposed ceiling timbers and recessed storage spaces surrounding a focal point which currently houses the television, and a further door leading in to the:

FAMILY ROOM

15'8" x 12'5" (4.8m x 3.8m)

A continuation of the engineered oak flooring, fully glazed wooden door leading out on to front flanked, again, by glazed panels.

KITCHEN/DINING ROOM

20'8" x 10'9" (6.3m x 3.3m)

Porcelanosa tiled flooring, two fully glazed doors leading out on to front elevation flanked by double glazed units to either side, and with a fully fitted kitchen comprising: a selection of base and wall units with granite work surfaces over, inset 1.5 stainless steel sink with draining area to one side and traditionally styled (H&C) mixer tap, metro tiled splashbacks, freestanding Cuisine Master cooker with five halogen hobs and tray over, two ovens, grill and warming tray beneath with extractor hood over, and complimentary granite splashback behind, with further integrated appliances to include: a Hotpoint dishwasher alongside under counter Hotpoint fridge and freezer,44

a further door leads in to the:

UTILITY ROOM

15'1" x 4'11" (4.6m x 1.5m)

A continuation of the Porcelanosa tiled flooring, partially glazed stable-style door leading out to rear, and a selection of base and wall units with granite effect work surfaces over, stainless steel sink with draining area to one side and (H&C) mixer tap above, metro tiled splashbacks, planned space for a number of appliances including an eye level microwave, and a Worcester Green Star oil fired boiler; with a door leading in to a storage cupboard.

CLOAKROOM

5'2" x 4'11" (1.6m x 1.5m)

A continuation of the Porcelanosa tiled flooring, low flush WC and hand basin set in to vanity unit with storage draws beneath and bathroom mirror over.

FIRST FLOOR LANDING

Fitted carpet as laid, full height ceilings, double glazed window on to rear elevation allowing lovely views over the open landscape beyond, a selection of exposed ceiling and wall timbers and a door leading in to the:

MASTER SUITE

Which comprises;

EN SUITE SHOWER ROOM

Partly carpet/partly tiled flooring, Velux skylight, exposed ceiling and wall timbers, and a bathroom suite comprising: a corner shower cubicle with fully tiled surround and mains fed shower, low flush WC, pedestal hand basin with tiled splash, and bathroom mirror, along with a heated towel rail; with a door leading in to the:

MASTER BEDROOM

15'8" x 12'5" (4.8m x 3.8m)

Fitted carpet as laid, double glazed window to front and rear elevations, the latter offering fantastic and far reaching views over the renowned north Shropshire landscape, with further exposed ceiling timbers.

BEDROOM TWO

14'9" x 7'10" (4.5m x 2.4m)

Fitted carpet as laid, double glazed window on to rear elevation with views offered over the garden, exposed ceiling and wall timbers and a door leading in to:

EN SUITE SHOWER ROOM

Tiled flooring, velux skylight, exposed ceiling timbers and a bathroom suite comprising a corner shower cubicle with fully tiled surround and mains fed shower, low flush WC and pedestal hand basin.

BEDROOM THREE

18'0" x 7'10" (5.5m x 2.4m)

Fitted carpet as laid, two double glazed windows on to front elevation, exposed ceiling timbers.

BEDROOM FOUR

15'5" x 6'2" (4.7m x 1.9m)

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

BEDROOM FIVE/STUDY

12'9" x 5'6" (3.9m x 1.7m)

Fitted carpet as laid, double glazed windows on to front elevation, exposed ceiling and wall timbers.

OUTSIDE

The property is approached over an attractive communal front courtyard with decorative central feature, with two parking spaces situated directly in front of the property.

REAR GARDENS

A particularly notable feature of the property being far larger than one would anticipate for a property of this nature and offering superb and far reaching views over the unspoilt landscape beyond. Having been improved by the current vendors to now comprise, immediately beyond the rear doors, an attractive paved area which offers an ideal space for outdoor dining and entertaining, with two sets of exposed brick steps flanked by established lavender beds, leading on to an expanse of well maintained lawns interspersed by mature trees and bordered on three sides by established high-level hedging, with the garden also containing two decked patio areas both of which provide further opportunities for outdoor dining and entertaining, with the farther of the decked areas immediately abutting open countryside with views stretching beyond north Shropshire and the surrounding counties. The garden also contains a useful timber garden storage shed.

CAR PORT/WORKSHOP

approx. 26'10" x 10'5" (approx. 8.20 x 3.20)

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

SERVICES

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

TENURE

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

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.

LISTING

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

LOCAL AUTHORITY & COUNCIL TAX

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

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.