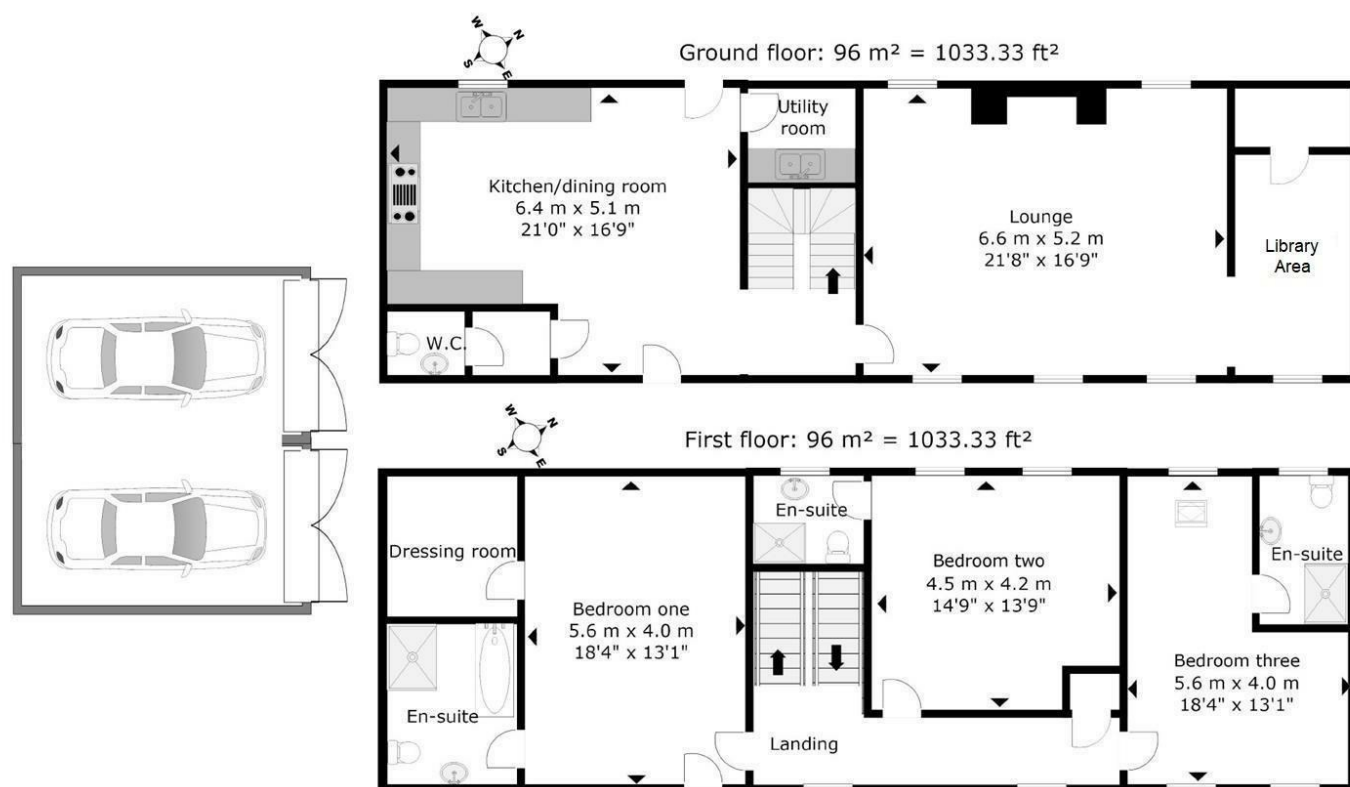


FOR SALE

3 Newnes Barns, Newnes, Ellesmere, Shropshire, SY12 9HQ



FOR SALE

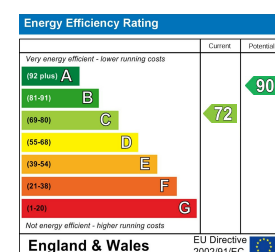
Offers in the region of £489,995

3 Newnes Barns, Newnes, Ellesmere, Shropshire, SY12 9HQ

**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 beautifully presented barn conversion of great charm and character which has been sympathetically converted and finished to the highest of standards, together with superbly presented landscaped rear gardens in an exclusive courtyard style setting, just outside the North Shropshire lakeland town of Ellesmere.



01691 622 602

**Ellesmere Sales**  
The Square, Ellesmere, Shropshire, SY12 0AW  
E: ellesmere@halls.gb.com



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FOR SALE


Ellesmere town centre (1 mile), Oswestry (6.5 miles), Wrexham (12 miles), Shrewsbury (17 miles).  
(All Distances Approximate)



2 Reception Room/s



3 Bedroom/s



3 Bath/Shower Room/s



- Barn Conversion
- Select Courtyard Setting
- Immense charm & character
- Gardens, Allotment & Garage
- Environmentally friendly
- Lovely Countryside Views

**DESCRIPTION**  
Halls are favoured with instructions to offer 3 Newnes Barns, near Ellesmere, for sale by Private Treaty.

The property, which was converted in 2007/2008, is appointed to a contemporary style whilst retaining numerous original period features throughout. The property offers deceptively spacious internal accommodation, presented to an exacting standard, comprising a Kitchen/Dining Room, Utility Room, Coat Room, Cloakroom, Lounge, Library Area, Store Room and, on the first floor, a Master Bedroom Suite (which includes an En-Suite Bathroom and Dressing Room), and two further Bedrooms, each with an En-suite Shower Room and a store cupboard.

The property has the benefit of double glazed windows, a ground source heat pump (renewed 2019), with underfloor heating to the whole of the ground floor and radiators to the first floor. There are ample brushed steel sockets and light switches throughout. All internal doors are ledge and brace solid oak.

The setting of these properties are particularly worthy of note as there is a communal paddock, for use by all residents, a surface water harvesting system, a visitors/overspill parking area and shared allotments.

The gardens are a particularly attractive feature of the property and have been landscaped to include a "sunken patio" and gently sloping lawns with central pathway. Off the central courtyard is a double garage with half of the garage having mezzanine storage.

Underfloor heating by a ground source heat pump system and zone heating controls plus double glazing are a very energy efficient combination. Add to that a rain water harvesting system to flush toilets and water allotments for washing cars, creating an extremely environmentally friendly property.

Halls the selling agents, have no hesitation in recommending it for an immediate inspection to appreciate the quality both internally and externally.

**SITUATION**  
3 Newnes Barns is situated in a courtyard development of similar properties just outside the North Shropshire Lakeland town of Ellesmere. Ellesmere has an excellent range of local shopping, recreational and educational facilities. The nearby larger centres of Oswestry (6.5 miles) and the county towns of Shrewsbury (17 miles) and Chester (24 miles), all of which have a more comprehensive range of amenities of all kinds.

**THE ACCOMMODATION COMPRISES**  
A double glazed front entrance door with glazed side panels opening in to a:

**KITCHEN/DINING ROOM**  
20'11" x 16'8" (max) [6.4 x 5.1 (max)]  
Travertine stone tiled floor, a luxuriously appointed fitted kitchen to comprise a 1.5 bowl single drainer sink unit with mixer tap (H&C), an extensive range of fitted solid oak work surfaces with matching base and wall units, double glazed window to rear elevation overlooking the gardens, an integrated 'Whirlpool' dishwasher, a 'Rangemaster' range style cooker with 5 induction hobs and a fitted extractor hood above, doors to the rear gardens, Utility Room, and Coat Room.

**UTILITY ROOM**  
6'9" x 5'6" [2.06 x 1.68]  
A continuation of the travertine stone tiled floor, a stainless steel single drainer sink unit (H&C) with mixer tap, a cupboard under and wall unit above, and planned space and plumbing to one side for an appliance. Mastertherm Ground Source heat pump (renewed 2019), heating and hot water storage vessel (thermostatically controlled) with Telford hot water cylinder.

**COAT ROOM**  
A continuation of the travertine stone tiled floor and door in to a:

**CLOAKROOM**  
A continuation of the travertine stone tiled floor, low flush WC, pedestal hand basin (H&C) with mixer tap and tiled splash, exposed ceiling timber, and wall mounted extractor fan.

**LOUNGE**  
21'8" x 17'1" [6.6 x 5.2]  
Attractive oak flooring, exposed ceiling timbers, a feature exposed brick inglenook with brick hearth and heavy oak beam, two double glazed windows to rear elevation overlooking the gardens, three windows to front elevation overlooking the front terrace and courtyard and an open plan archway through to an:

**LIBRARY AREA**  
13'1" x 5'1" [4 x 1.55]  
With a continuation of the oak flooring, double glazed window to front elevation, exposed ceiling timber, ceiling downlighters and door in to a walk in STORAGE CUPBOARD with shelving.

**FIRST FLOOR LANDING**  
Exposed brickwork, vaulted ceiling with exposed timbers and Velux roof window with automated blind and three decorative windows to front elevation and a linen storage cupboard.

**MASTER BEDROOM SUITE**  
18'4" x 13'1" [5.6 x 4]  
Fitted carpet as laid, areas of exposed brickwork and exposed ceiling and wall timbers, vaulted ceiling, double glazed Juliet window to front elevation with Velux window and automated Velux blind and door in to an:

**EN-SUITE BATHROOM**  
Tiled floor, a suite comprising a free-standing roll topped bath (H&C) with shower attachment to one end, a tiled enclosed shower cubicle, low flush WC, pedestal hand basin (H&C) with tiled splash, upright chromium heated towel rail/radiator, partial wall tiling, ceiling downlighters and exposed wall timbers.

**DRESSING ROOM**  
8'6" x 7'9" [2.6 x 2.36]  
A continuation of the fitted carpet as laid, an extensive range of hanging rails and storage shelves and ceiling downlighters.

Steps lead from the Master Bedroom up to a:

**MEZZANINE**  
9'7" x Approx 12'0" [2.92 x Approx 3.66]  
(There is restricted head height to either side) potential for a variety of usages, with exposed beams, triple spotlight on track and fitted carpet as laid.

**BEDROOM TWO**  
14'9" x 13'9" (max) [4.5 x 4.2 (max)]  
fitted carpet as laid, double glazed window to rear elevation overlooking the gardens and open farmland beyond, two double spotlights on track, framed area of original brickwork and steps up to a:

**MEZZANINE**  
Exposed ceiling timbers, Velux rooflight and blind, fitted carpet as laid, ideal for a variety of usages.

**EN-SUITE SHOWER ROOM**  
A tiled floor, a tiled enclosed shower cubicle, low flush WC suite, pedestal hand basin (H&C) with tiled splash, chromium heated towel rail/radiator, double glazed window to rear elevation.

**BEDROOM THREE**  
18'4" x 13'1" (max) [5.6 x 4 (max)]  
(the room is L-shaped) Two decorative windows to front and rear, fitted carpet as laid, a range of exposed ceiling and wall timbers, exposed brickwork, double glazed window to front elevation overlooking the courtyard, triple spotlights on track, Velux rooflight with an automated blind and a door in to an:

**EN-SUITE SHOWER ROOM**  
A tiled floor, a tiled enclosed shower cubicle, low flush WC, pedestal hand basin (H&C) with a tiled splash, chromium heated towel rail/radiator, ceiling downlighters, double glazed window to rear elevation overlooking the gardens and paddock beyond, and an inspection hatch to roof space which is accessed by a pull down ladder and is fully boarded and insulated.

**GARDENS**  
The private gardens are an unexpected feature of the property and have been extremely well landscaped, comprising a private and sheltered "sunken patio", making a super setting for outside dining/barbecues/general sitting etc, alongside a gravelled/lawn area.

These areas lead on, via two gravelled borders, to the lawned garden which is divided in to two shaped lawns, at present divided by a curving central pathway leading to attractively set seating/patio area bordered by flower beds. At the top of the gardens is a rear access leading to the communal paddock, orchard, and allotments. Across the courtyard is a: