



FOR SALE

Price Guide £250,000

Barns at Blackwater Meadow, Birch Road, Ellesmere, SY12 9DD

Final Plot Remaining - A selection of two and three bedroom fully-furnished luxury holiday homes situated within an intimate and innovative development located in a serene, semi-rural setting on the perimeter of the lakeland town of Ellesmere.



Shrewsbury (17 miles), Wrexham (12 miles), Chester (25 miles), Liverpool, (55 miles).

All distances approximate.



- **Luxury Holiday Homes**
- **Contemporary Design**
- **Exclusive Development**
- **2 & 3 Bedroom Options**
- **Close to Amenities & Attractions**
- **Edge of Ellesmere**

DESCRIPTION

The Barns at Blackwater provides a selection of two and three bedroom fully-furnished luxury holiday homes situated within an intimate and innovative development located in a serene, semi-rural setting on the perimeter of the lakeland town of Ellesmere.

THE BARNs

Contemporary design with delicate earthy textures and innovative features inspired by the local countryside and architecture.

Vaulted ceilings throughout with a plastered and decorated finish.

Inside-outside living: glazed front elevation with sliding glass doors leading to a spacious, covered terrace and large patio, and garden beyond. Exterior clad a combination of larch and eco-friendly cladding, which seamlessly flows from the split level roofline.

Providing circa 920 sq ft of living accommodation and available in two or three bed design, with opportunity to customise the build to a more bespoke design.

The Barns are built to British Standard 3632 and protected by a 10-year Goldshield warranty.

THE DEVELOPMENT

The Barns at Blackwater Meadow is an exclusive development in Ellesmere, Shropshire - the properties provide a place to escape and come home to. With lush green landscapes, canals and meres the Barns at Ellesmere are surrounded by the area's top attractions on your doorstep. A place where unforgettable memories are made with the people that matter to you the most. Each one of the recently built properties features beautiful interiors and with unbeatable meadow and woodland views, there's no better place to enjoy a luxury getaway, time and time again.

SITUATION

The Barns at Blackwater Meadow are nestled on the perimeter of the peaceful, country township of Ellesmere. Situated within an area known as the Lake District of Shropshire, Ellesmere provides a range of day-to-day amenities and attractions, with Supermarkets, independent Boutiques, Public Houses, and Restaurants all close at hand, alongside the many beauty spots and countryside attractions which make north Shropshire a haven for guests, holiday-makers, and residents.

The Barns are conveniently situated for access to the wider area, with transport links allowing comfortable travel to not only Shropshire but the surrounding counties; Shrewsbury, the thriving heart of the county, lies within a 30 minute drive, with Chester and Wrexham both readily reachable in under an hour.

The rugged landscape of the Snowdonia National Park can be directly accessed via the A5 in a little over an hour.

SPECIFICATION GUIDE

Wi-Fi Points in all Barns

Fully Fitted Kitchens with hob, oven, dishwasher, fridge/freezer, wine cooler, and washer/dryer.

Dining Table and full hard furnishing sets

Smart entry system

Choice of expertly curated interior design schemes, with Farrow & Ball colour schemes

Entertainment systems including Smart TV's

Luxury soft furnishings including sofa, curtains, and flooring

Plus Car Chargers, Hot Tubs, Fire Pits, and Hammocks available upon request.



1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



DIMENSIONS

Two Bedroom:

Living/Dining/Kitchen Area - 5.61m x 5.81m (max)

Bedroom One - 2.90m x 3.56m

Dressing Area/En-Suite - 2.90m x 2.60m

Bedroom Two - 2.82m x 2.64m

Bathroom -

Three Bedroom

Living/Dining/Kitchen Area - 5.28m x 5.81m (max)

Bedroom One - 3.23m x 2.90m

En-Suite -

Bedroom Two - 3.11m x 2.53m

Bathroom -

Bedroom Three - 2.25m x 2.90m

Opportunity is available to customise the build to a more bespoke design.

INVESTMENT POTENTIAL

A fully furnished luxury holiday home means you can enjoy regular getaways, whilst also earning a rental income from your property.

With the UK staycation market booming and growth expected to continue, it's the perfect time to buy. The Barns is an easy investment choice – with everything from bookings via Hoseasons, to onsite guest services and on-going maintenance, taken care of.

DIRECTIONS

W3W ///ounce.decimal.tribes

From The Mere, continue into Ellesmere and, immediately after the petrol station, turn left onto Watergate St, continuing until a sharp right hand bend leads into the heart of the town centre, here continue straight on onto Birch Road for around 0.75 miles where The Barns at Blackwater Meadow will be located to your left.

SERVICES

The Barns benefit from mains water and electricity, with independent LPG connections.

METHOD OF SALE

The Barns are offered for sale by Private Treaty and vacant possession will be given upon completion of the sale.

TENURE

The Barns will be offered on a 50 year licence, with an annual licence fee of £5,500 +VAT.

The Barns cannot be used as a residential home.

LOCAL AUTHORITY

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

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

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

FOR SALE

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Two Bedroom Barn

920 sq.ft.
2 bedrooms
2 bathrooms
Sleeps up to 4



Three Bedroom Barn

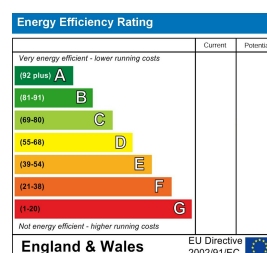
920 sq.ft.
3 bedrooms
2 bathrooms
Sleeps up to 6



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 Ratings



01691 622602

Ellesmere Sales

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