

**FOR SALE**

Offers in the region of £279,995

## Rose Barn, The Trench, Ellesmere, Shropshire, SY12 9DT

A characterful and well presented two-bedroom barn conversion with adjoining ancillary barn offering scope for a variety of onward usages, benefitting from ample off-street parking, attractive gardens, and a substantial outbuildings, peacefully situated in a pleasant semi-rural location.



Ellesmere (2.5 miles), Overton-On-Dee (2.5 miles), Wrexham (9 miles), Shrewsbury (19 miles)

All distances approximate.



- Character Barn Conversion
- Beautifully Presented
- Versatile Ancillary Building
- Workshop and Stores
- Courtyard and Patio Garden
- Rural Locality

## DESCRIPTION

Halls are delighted with instructions to offer Rose Barn in The Trench, near Ellesmere, for sale by private treaty.

Rose barn is a charming two-bedroom barn conversion completed in 2023 to exacting standards and having been improved by the current vendor to now provide around 620 sq ft of characterful and sympathetically presented living accommodation thoughtfully arranged across a single storey.

The property is complemented by a private courtyard garden nestled within the crook of the property; designed with ease of maintenance in mind whilst comprising a predominately concrete area which offers excellent potential for the arrangement of planters, pots, and seating to form a delightful private oasis. To the west of the barn are further gardens, attractively brick-paved and presently featuring a selection of plants and shrubs, with, to the south-west of the home, ample off-street parking for a number of vehicles.

## SITUATION

The property occupies a pleasant semi-rural location within the hamlet of The Trench, which nestles on the English/Welsh border against a backdrop of open farmland and rolling fields broadly equidistant between the traditional village of Overton-On-Dee and the thriving market town of Ellesmere, both of which provide a respectable range of day-to-day amenities, including Schools, Supermarket, Convenience Stores, Restaurants, Cafes, Public Houses, Medical Facilities, and a range of independent Shops. The county centres of Wrexham and Shrewsbury lie to the north and south respectively and offer a more comprehensive range of amenities of all kinds, including cultural and artistic attractions.

## DIRECTIONS

Leave Ellesmere to the north via the A528 in the direction of Overton-On-Dee continuing for around 2 miles when, just before crossing the border into Wales, the property will be situated on the right and identified by a Halls "For Sale" board.

## W3W

///arena.modem.melons

## THE PROPERTY

The property provides principal access from the east, via a door which opens into a charming Kitchen/Sitting Room complete with a range of exposed ceiling timbers and brickwork which complements the sympathetically designed fitted kitchen to evoke and enhance the heritage of barn's agricultural beginnings, with the room offering a planned space for seating and dining which allows it to serve as the heart of this characterful home.



1 Reception  
Room/s



2 Bedroom/s



1 Bath/Shower  
Room/s



Form the Kitchen/Sitting a door leads through to an inner Hallway, from where access is provided into two well proportioned Bedrooms each with views to the east and served by a modern family Shower Room which features a walk-in shower, low-flush WC, and hand basin. The living accommodation is completed by the recent addition of a Sun Room situated offer the Kitchen/Sitting Room, which enjoys views across the courtyard.

#### ANCILLARY BARN

Adjoining Rose Barn to the south is an ancillary barn which, whilst not presently enjoying residential status, offers excellent potential for a variety of future usages, be that as home office, home gym, games/hobby room or similar, or potentially, for use as guest accommodation (LA consent permitting).

The adjoining barn extends to an impressive 545 sq ft and at present comprises a Games Room, Hobby Room, Shower Room, Kitchen, and Porch overlooking the courtyard, with independent access provided into both the Porch and the Games Room, alongside an internal door which leads via Bedroom One.

#### OUTSIDE

The property enjoys a number of distinct external areas which adjoin the property. Positioned within the "L" of the property is an attractive courtyard, which represents an ideal spot for outdoor dining and entertaining whilst offering potential the placement of planters and pots. The front of the property is accessed via a brick-paved area retained within a mid-height fence, this providing further scope for easily maintained landscaping.



#### OUTBUILDING

The property is complemented by a substantial and versatile outbuilding of predominately timber construction. The outbuilding is, at present, divided into three distinct "rooms" which currently serve as general stores and a workshop.

#### THE ACCOMMODATION COMPRISES

- Rose Barn -

Kitchen/Sitting Room: 5.82m x 3.70m

Bedroom One: 3.77m x 2.94m

Bedroom Two: 2.63m x 2.62m

Sun Room: 2.55m x 1.82m

- Ancillary barn -

Games Room: 5.59m x 2.71m

Porch: 3.05m x 1.80m

Hobby Room: 3.39m x 2.47m

Kitchen: 2.50m x 2.44m

#### SERVICES

We are advised that the property benefits from mains water and electrics. Drainage is to a private system.

#### TENURE & POSSESSION

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

#### LOCAL AUTHORITY

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

#### COUNCIL TAX

The property is shown as being within council tax band A on the local authority register.

#### VIEWINGS

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

# FOR SALE

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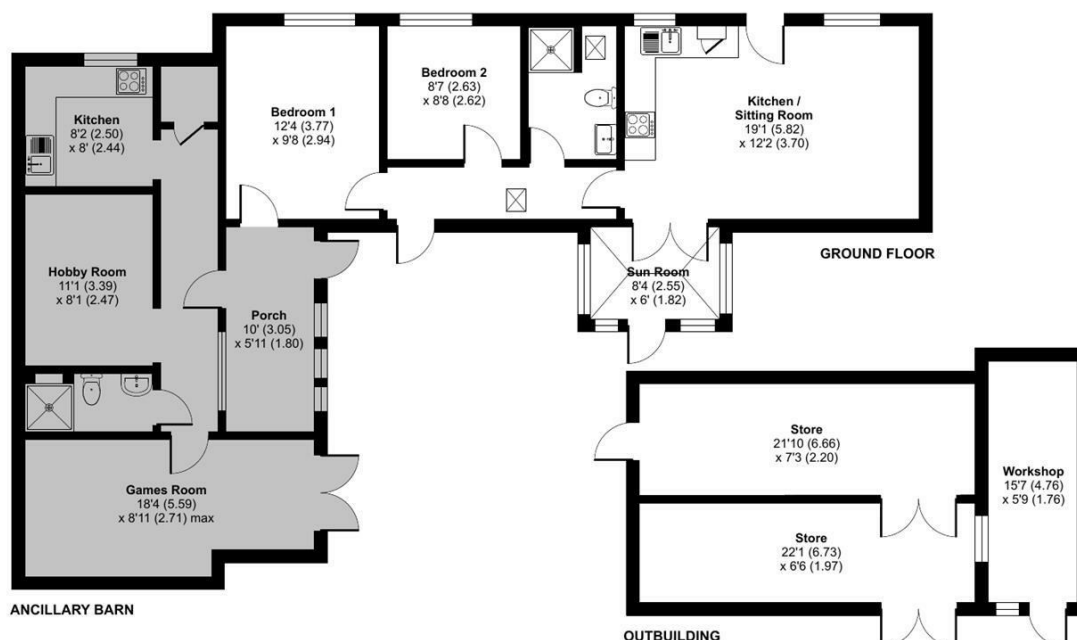
Approximate Area = 621 sq ft / 57.6 sq m

Ancillary Barn = 545 sq ft / 50.6 sq m

Outbuilding = 398 sq ft / 36.9 sq m

Total = 1564 sq ft / 145.2 sq m

For identification only - Not to scale

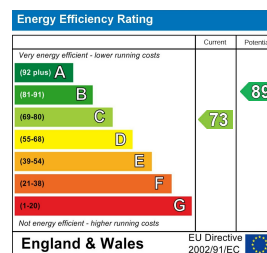


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2025. Produced for Halls. REF: 1359951

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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 Ratings



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#### Ellesmere Sales

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