



NORTHWOOD BARN

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Ellesmere 2 miles | Wrexham 11 miles | Shrewsbury 19 miles | Chester 24 miles
(all mileages are approximate)

An exquisitely appointed contemporary barn conversion providing over 3,400 sq ft of carefully crafted living accommodation.

Contemporary Barn Conversion
Over 3,400 sq ft of versatile accommodation
Garage (circa 750 sqft) & Workshop
Extending to approx. 3 acres, in all.
Further land may be available by separate negotiation



Ellesmere Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Northwood Barn is an imposing contemporary barn conversion strikingly designed to sit, with a multitude of robust straight lines and clean edges, in contrast against the undulating landscape it dominates, whilst enjoying a range of rugged architectural features retained in celebration of its agricultural heritage. The barn has been carefully crafted to exacting standards and now offers over 3,400 sq ft of thoughtfully arranged living accommodation situated across a single storey that provides a versatile array of rooms ideal for a range of buyers.

The property rests proudly within generous grounds which extend, in all, to around three acres, with gated access opening onto a substantial graveled parking area to the side and rear providing ample space for a number of vehicles, whilst also offering potential to be landscaped as garden/outdoor entertaining space.

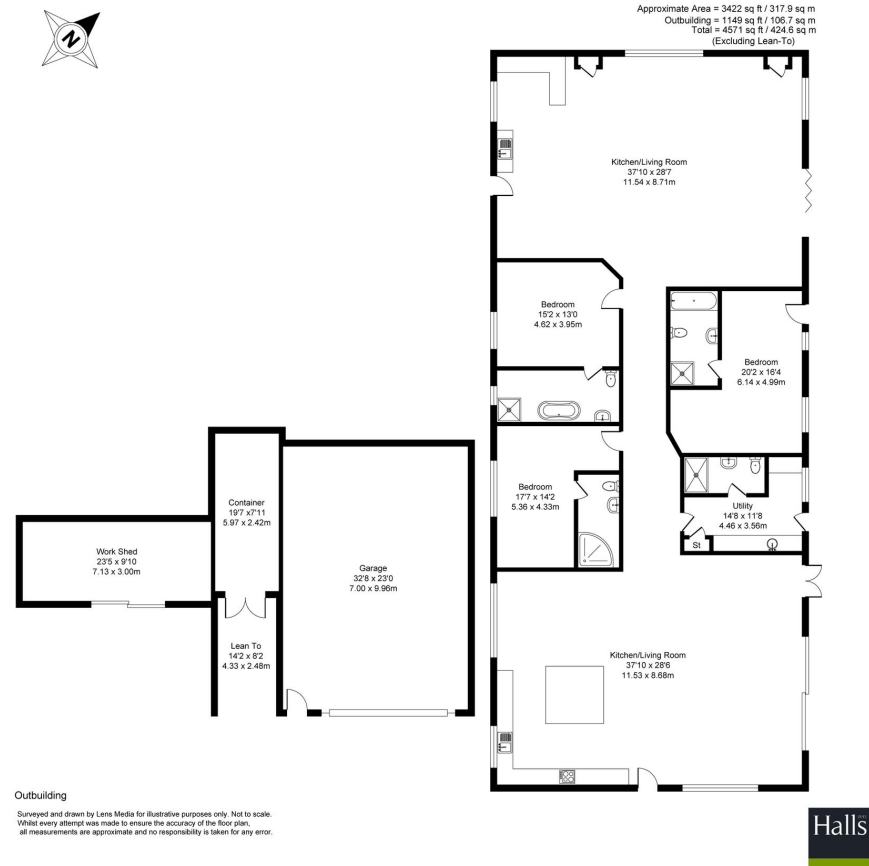
THE PROPERTY

The property has been elegantly crafted as a celebration of social and open-plan living, with two substantial reception spaces positioned at either end of the home, connected by a central corridor allowing an organic and life-style friendly ambience to the design.

Principally accessed via the southern wing into an imposing open-plan Kitchen/Dining/Living space with full-height ceilings featuring exposed beams; the room provides almost 1,100 sq ft of flexible and effortlessly versatile living accommodation, with a high-specification fully-fitted kitchen positioned in one corner and complemented by an array of picture windows which offer idyllic views across the land and countryside beyond, these alongside patio doors offer idyllic views across the land and countryside beyond, these alongside patio doors which exit onto the gardens.

Mirroring the southern aspect, the north of the property comprises a secondary reception space, with tiled floors and exposed beams providing a striking counterpoint to the vistas offered through the triple aspect windows and fully-glazed bi-fold doors.

The room, as per the south, doesn't impose a fixed suggestion of arrangement but, aside from the fitted kitchen, allows a blank canvas for buyers to make their unique mark on this open space.





GARDENS

The property is accessed through electrically-operated gates which open onto a substantial graveled parking area situated to the south-east of the property, with easily-maintained gardens encompassing the property and providing areas of well maintained lawns and paved areas all retained within established hedging.

Beyond the gardens, and accounting for the remainder of the circa 3 acre plot, is a large paddock ideally suited to the grazing of a variety of livestock, particularly ponies or horses, with ample space for further equestrian or agricultural development (LA consent permitting), this, at present, retained within a single enclosure.

OUTBUILDING

The property is complemented by a singularly versatile outbuilding providing a further 1,150 sq ft of useful external space; at present the building enjoys three distinct aspects and is utilised as garaging, storage, and a workshop, but could readily serve a number of further usages.

SITUATION

Northwood Barn is peacefully situated in a bucolic rural position within the hamlet of Northwood, with the unspoilt landscape of the English/Welsh border undulating majestically around it and offering a truly enchanting setting for this impressive home. Despite its idyllic setting, the property enjoys a close proximity to the lakeland town of Ellesmere which offers an array of day-to-day amenities, including Schools, Supermarket, Public Houses, and Medical Facilities, with the county centres of Shrewsbury and Wrexham lying to the south and north respectively and boasting a comprehensive range of amenities, including artistic and cultural attractions. The larger cities of Chester, Liverpool and Manchester lie further to the north but remain within a reasonable commuting distance and reachable by road in under 90 minutes.

SCHOOLING

The property is conveniently situated for access to a number of well regarded state and private schools, including Ellesmere Primary School, Lakelands Academy, The Maelor School, Criftins C of E Primary (rated outstanding), Welshampton C of E Primary School, Ellesmere College, Moreton Hall, and Oswestry School.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

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



LOCAL AUTHORITY & COUNCIL TAX

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0345 678 9000.

The property is shown as being within band ' G ' on the local authority register.

DIRECTIONS

Leave Ellesmere in a northerly direction via the A528 towards of Overton-On-Dee, turning right after approx one mile signed for Penley. Continue for around 1.5 miles and the property will be positioned on the left, identified by a Halls "For Sale" board.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



For identification purposes ONLY

