



FOR SALE

Price Guide £750,000

Sycamore Croft Colliery Road, St. Martins, Oswestry, SY11 3DL

**\*\*No Chain\*\*** A stunning and beautifully appointed Detached Barn Conversion extending to circa 4,025 sq. ft. with extensively stocked gardens and garaging, whilst attractively located adjoining open farm land in an unspoilt rural locality.





- Beautifully Designed Home
- Contemporary Interior with Traditional Character
- Immaculate and Versatile Accommodation
- Two Bedroom Annexe/Guest Wing
- Extensively Landscaped Gardens with Hot Tub
- Private Lawned Garden

## DIRECTIONS

From the centre of St Martins take the Overton Road and very shortly turn left onto Colliery Road. Follow this lane for 0.5 mile and on reaching this small barn development turn right under a covered entrance and proceed along the driveway to a gated entrance, which then leads into the private parking courtyard and the property.

WHAT3WORDS: fluid.overtime.bloomers

## SITUATION

The barn is found nestling within 0.5 mile of the thriving village of St Martins, surround by open countryside and from certain parts of the property stunning views can be found over unspoilt farm land. The property sits to the rear of an exclusive small development of barn conversions and offering a high degree of privacy from its garden areas.

The surrounding area offers a multitude of country lanes which provide walking opportunities. Local amenities can be found in St Martins including a supermarket, fuel stations, pubs and school. More comprehensive amenities can be found in the charming town of Ellesmere or alternatively Oswestry as well as the more cosmopolitan towns of Chester and Shrewsbury. The area is well served by a variety of schools including Ellesmere College, Oswestry School, The Marches, Moreton Hall, Packwood Haugh and Kings School, Chester. A rail service is available nearby at Gobowen. Commuters also have easy access to the main A5 with further road links north and south.

## DESCRIPTION

Sycamore Croft offers a rare opportunity to acquire such an elegant and tastefully appointed period barn conversion, with light and elegant rooms throughout and an impressive design incorporating contemporary living with traditional features - a wonderful balance. The accommodation is particularly versatile and enjoys extensive glazed views. For those seeking accommodation for a dependent relative, or merely guests, there is a particularly stylish annexe/guest wing.

Features worthy of note include a delightful reception hall with a centre staircase to a partial galleried landing. Many of the ground floor rooms are south facing and prospective purchasers should take particular note of the semi open plan sitting room and dining room divided by a distinctive fireplace with twin sided wood burning stove. There is a separate multi-purpose study/snug/bedroom 5, which sits adjacent to spa shower room, which has been purposefully built to serve the adjoining outside hot tub area. The more contemporary areas of the house include the open plan kitchen/breakfast/living room, a good size utility and separate guest cloaks/WC. There is a general purpose family room which then links through to a wonderful garden room and enjoys views over farm land. On the first floor there is a blend of traditional oak beams and beautiful French chic painted beams, together with decorative panels.

Outside, there is an excellent courtyard parking area and a generous size garage. The gardens are divided into three separately designed/landscaped areas, all of which provide a high level of privacy.

## OAK FRAMED PORCH

### RECEPTION HALL

Feature oak central staircase with half landing and picture window.. Understairs storage cupboard, containing modern Megaflo hot water cylinder (pressurised system) and oil fired central heating boiler.

### SEMI OPEN PLAN SITTING/DINING ROOM

A split level design with a central exposed brick fireplace and chimney breast having double sided wood burning stove, stone flagged hearth. The rooms are sub-divided as follows:

### SITTING AREA

With exposed beamed ceiling and one wall, twin French doors leading out to the patio garden.

### DINING ROOM

With exposed beamed ceiling and one wall. Display recess with fitted shelving, two glazed door storage cupboards.



**Ground Floor**



**First Floor**

Total floor area 373.9 m<sup>2</sup> (4,025 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



5 Reception Room/s



6 Bedroom/s



5 Bath/Shower Room/s



#### OPEN PLAN SNUG/STUDY/BEDROOM 5

With split level floor. Feature exposed stone wall with plinth mounted by an oak mantle. Wall mounted remote electric coal effect fire, wall fitted bookcase, feature decorated wall (Venice).

#### LEISURE SHOWER ROOM

With stressed wood effect ceramic tiled floor. Walk-in tiled shower cubicle with direct feed shower unit including rain head and hand held attachment. Wash hand basin, close coupled WC. Twin wall hung storage cabinets, door with obscured double glazing leading out to:

#### HOT TUB LEISURE AREA (OUTSIDE)

With six seater hot tub set on decking within a private garden courtyard.

#### KITCHEN/BREAKFAST/LIVING ROOM

Designed in a contemporary style with ceramic tiled floor throughout, vaulted beamed ceiling. Extensive double glazed windows to one elevation incorporating French doors.

The KITCHEN/BREAKFAST AREA is comprehensively fitted to include solid oak work surfaces with upstand and built in one and half bowl single drainer sink unit. Built-in ELECTRIC NEFF INDUCTION HOB UNIT, ELECTRIC NEFF POP OUT EXTRACTOR built into the work surface. A generous range of two toned coloured faced base and eye level units. The cupboards also include spice racks and a drawer unit. Corner unit with pull out trays. A built-in range of Neff appliances to include GRILL, TWO OVENS, MICROWAVE OVEN and WARMING DRAWER. Integrated AEG DISHWASHER, integrated FRIDGE and FREEZER UNITS. Ample space for circular breakfast table, twin French doors leading out to a patio garden.

The LIVING AREA includes space for seating and a contemporary wood burning stove.

HALLWAY with matching ceramic tiled floor and an external door leading out to the patio garden.

#### UTILITY ROOM

With ceramic tiled fitted work surfaces. A range of base and eye level units including drawer units. Slot-in SAMSUNG FRIDGE/FREEZER. Space and plumbing for washing machine and tumble dryer.

#### GUEST CLOAKS/WC

With ceramic tiled floor. Close coupled WC and vanity unit.

#### FAMILY ROOM

With extensive double glazed windows, vaulted ceiling, wood burning stove set on polished granite hearth, window aspect providing views over open farmland. A pair of double glazed twin French doors leading through to:

#### GARDEN ROOM "JACK AND JILL"

This room connects the main barn with the Annexe Barn and has a vaulted ceiling and full double glazed windows. Stressed wood effect ceramic tiled floor, front and rear full width elevation multiple pane double glazed windows incorporating twin French doors and providing views over open farmland and the inner garden courtyard. Bi-fold doors lead through to the Annexe.



#### FIRST FLOOR LANDING

"T" shaped with exposed beamed ceiling, part galleried with oak work. Two walls being half timbered with contemporary decorated panels.

#### PRINCIPAL BEDROOM 1

With vaulted ceiling having "chic" painted beams, Oriol double glazed window with additional front and rear window aspects.

#### EN-SUITE SHOWER ROOM

With ceramic tiled floor and walls. Tiled shower cubicle with direct feed shower unit having rain head and hand held attachment, close coupled WC, vanity unit and wall mirror over. Electric shaver socket.

#### BEDROOM 2

With "chic" painted ceiling, feature decorated wall. Walk-in wardrobe.

#### EN-SUITE SHOWER ROOM

With ceramic tiled floor and walls. Tiled shower cubicle with direct feed shower unit having rain head and hand held attachment, close coupled WC, vanity unit and wall mirror over. Electric shaver socket.

#### FAMILY BATHROOM

With ceramic tiled floor. Aquaplus bath with whirlpool/massage jets and hand held attachment, splash surround. Pedestal wash hand basin with mirrored wall cabinet above, separate toiletry cabinet. Close coupled WC.

#### BEDROOM 3

With "chic" painted ceiling, feature decorated wall.

#### BEDROOM 4

With "chic" painted ceiling, feature decorated wall.

#### ANNEXE/GUEST WING

#### OPEN PLAN KITCHEN/LIVING/DINING ROOM

With vaulted ceiling, wood effect vinyl floor covering, ample seating area with bi-fold doors leading out to landscaped areas with raised growing boxes having ornamental weeping trees and views out onto open farmland. Wall mounted electric fire with large picture window above providing views out onto farmland.

The KITCHEN AREA incorporates a contemporary range of fitted worktops with built-in one and half bowl sink unit. A range of white high gloss faced base and eye level units including drawers and wine rack. Pull out pantry unit, built-in ELECTRIC OVEN. Breakfast island with twin stools and built-in ELECTRIC CERAMIC HOB UNIT with a range of built-in drawers under. WALK-IN UTILITY CUPBOARD with ceramic tiled floor and space and plumbing for washing machine. Leading off the Living Area is a Lobby with solid oak door leading out to the courtyard garden.

#### INNER HALLWAY

With wood effect vinyl floor covering, access to loft space.

#### BEDROOM 1

With walk-in wardrobe.



#### **EN-SUITE BATHROOM**

With tiled floor and walls. Panelled bath having wall mounted electric shower unit with splash screen and large wall mirror. Close coupled WC, wall hung wash hand basin. Wall hung mirrored cabinet, wall hung make up mirror, wall toiletry cabinet, ladder radiator.

#### **BEDROOM 2**

With built-in wardrobe.

#### **WET ROOM**

With tiled floor and walls incorporating floor drain. Wall hung seat, wall mounted electric shower unit, close coupled WC, wall hung wash hand basin. Mirrored cabinet.

#### **OUTSIDE**

Approached via a central shared entrance with gravelled driveway leading to a pair of timber ELECTRIC AUTOMATIC ENTRANCE GATES which open through to the gravelled parking courtyard.

#### **DETACHED GARAGE**

Built of brick and slate with ELECTRIC ROLLER SHUTTER ENTRANCE DOOR, power and lighting, rear pedestrian door leading out to the front of the property.

#### **THE GARDENS**

These are divided into three principal landscaped areas as follows:

#### **MEDITERANNEAN COURTYARD GARDEN**

This has been designed To incorporate an ornamental gravel and stepping stone pathway, an abundantly stocked area of specimen plants and trees, together with an arch. Access is gained to the HOT TUB LEISURE AREA with timber decking supporting a six seater hot tub.

#### **BREAKFAST PATIO GARDEN**

This again has been extensively landscaped and incorporates a wealth of specimen shrubs, trees and herbaceous plants, together with gravel pathways and a SLATE FLAGGED PATIO adjacent to the kitchen French doors. This area then leads out to the courtyard parking area with a similar theme linking to a raised sleeper bed. bs. Timber POTTING SHED and flagged RECYCLING AREA.

#### **MAIN GARDEN**

This is located beyond the parking courtyard and has access through a painted arch with wicket gate leading to a stone flagged SUN PATIO and BARBECUE AREA. Ornamental pond and rockery. Extending down the borders of the lawn are heavily stocked screens of traditional trees and specimen shrubs, which create excellent privacy. At the bottom of the garden is a timber SUMMERHOUSE and a separate timber GARDEN SHED.

#### **GENERAL REMARKS**

#### **FIXTURES AND FITTINGS**

The fitted carpets as laid, Light fittings, curtains and the hot tub are included in the sale. Only those items described in these particulars are included in the sale.

#### **SERVICES**

Mains water and electricity are understood to be connected. Foul drainage is to a septic tank. Oil fired central heating system.

#### **TENURE**

Freehold. Purchasers must confirm via their solicitor.

#### **COUNCIL TAX**

The property is currently in Council Tax Band G - Shropshire Council.

#### **VIEWINGS**

Strictly by appointment through the Agents, Halls, 12 Church Street, Oswestry, SY11 2SP - 01691 670320.

FOR SALE

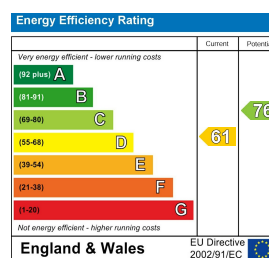
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01691 670 320

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