

4 GREAT FERNHILL BARNS

WHITTINGTON | NR GOBOWEN



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WHITTINGTON | NR GOBOWEN | SY11 4NQ

Oswestry 3 miles | Chester 27 miles | Shrewsbury 21 miles

Birmingham 65 miles | London Euston 3 hours

(Distances and time approximate)

**An exceptional barn conversion offering over 2,800 sq ft,
luxurious finishes, landscaped gardens, garden office, and double garage,
set in a superb Shropshire semi-rural location.**

Four spacious double bedrooms, one with an en suite

Bespoke kitchen with Quartz worktops and granite island table

Neff/Bosch appliances: induction hob, ovens, warming drawers, and WiFi-enabled dishwasher

Underfloor heating throughout ground floor, bathrooms, and home office

Electric entry gates and Ohme EV car charging point

Double garage with attic storage and garden office with WiFi feed

Landscaped gardens with terraces, hot/cold taps, and 8 outdoor power points

VIDEO TOUR



SCAN HERE



LOCATION & SITUATION

4 Great Fernhill Barns is set within a small, high-quality development on the edge of Gobowen, surrounded by open countryside yet only minutes from Oswestry. The area offers both tranquillity and connectivity, with excellent access to schools, leisure facilities, and transport links to Shrewsbury, Chester, and beyond.

Road: Conveniently located just 10 minutes from the A5, providing easy access to Shrewsbury, Chester, and North Wales, with the M54 and national motorway network close at hand.

Rail: Gobowen Station (2 miles) offers regular services to Chester, Birmingham, and London Euston, with journey times to London approx. 3 hours.

Air: Birmingham, Manchester, and Liverpool airports are all within 90 minutes, providing excellent domestic, European, and international flight connections.

Schools: Nearby schools include Moreton Hall, Ellesmere College, Packwood Haugh, and Oswestry School, alongside highly regarded state primary and secondary options.

Sporting: Local leisure opportunities include golf at Oswestry, horse racing at Chester and Bangor-on-Dee, and numerous walking and riding routes in the surrounding Shropshire countryside.



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4 Great Fernhill Barns is a luxurious four-bedroom barn conversion extending to over 2,800 sq ft, including a high-quality garden office and double garage. Finished to an exceptional standard, the property blends open-plan living with elegant reception rooms and bespoke interiors.

Standout features include a designer kitchen with premium appliances, underfloor heating, electric gates, and EV charging. Its landscaped gardens, outdoor entertaining gazebo, and semi-rural setting make this one of the area's most impressive barn conversions.





THE ACCOMMODATION

The property is approached through electric entry gates, leading to a private driveway and double garage with attic storage. A welcoming reception hall features limestone flooring and access to the garden.

The formal lounge offers oak flooring and a log-burning stove, set within a striking feature fireplace. The heart of the home is the bespoke kitchen/dining room, fitted with Quartz worktops, a granite island table, and handcrafted cabinetry.

Premium appliances include a Neff four-zone induction hob with integrated extractor, two Bosch self-cleaning ovens, two warming drawers, and a WiFi-enabled Neff dishwasher. A Franke 4-way boiling/filtered water tap and double Belfast sink complete the space. French doors open directly onto the gardens and terrace.

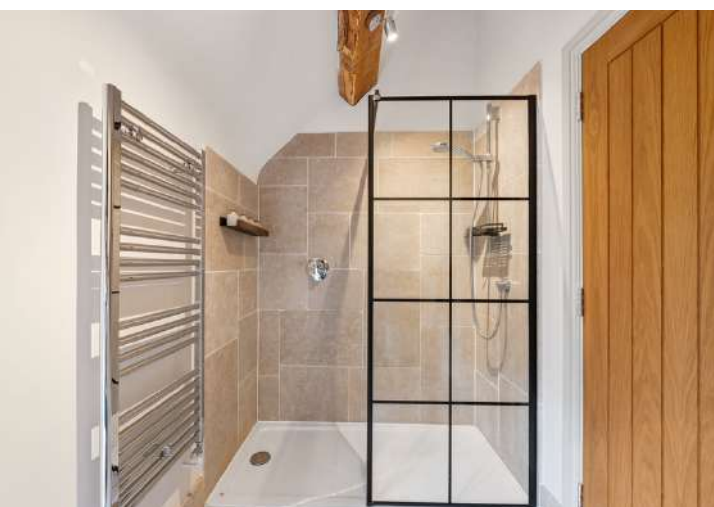
Practicality is provided by a well-equipped utility room and guest cloakroom/WC. The first floor hosts four double bedrooms, including a principal suite with

vaulted ceilings, exposed timbers, and en suite shower room. With the three remaining bedrooms served by a stylish family bathroom.

The home benefits from underfloor heating throughout the ground floor, bathrooms, and home office.







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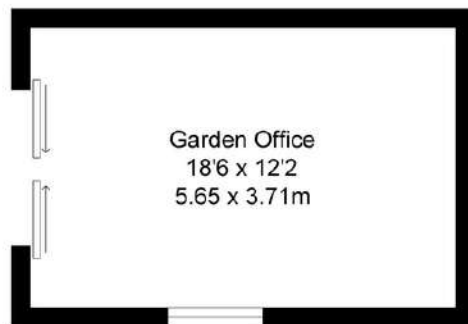
Approximate Area = 2227 sq ft / 206.9 sq m

Garage = 362 sq ft / 33.6 sq m

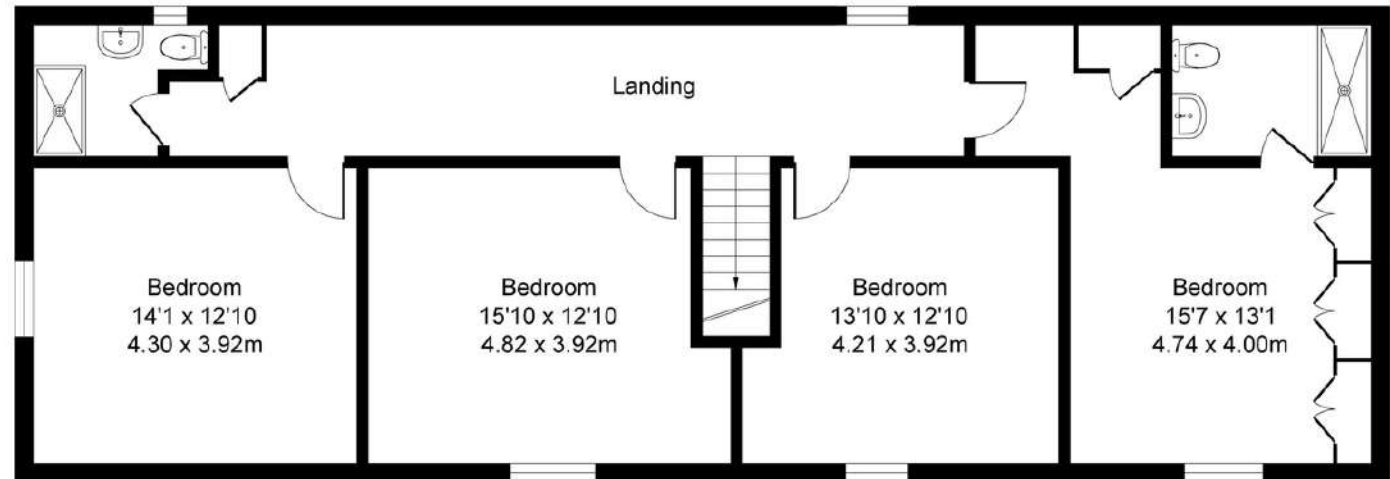
Outbuilding = 225 sq ft / 20.9 sq m

Total = 2814 sq ft / 261.4 sq m

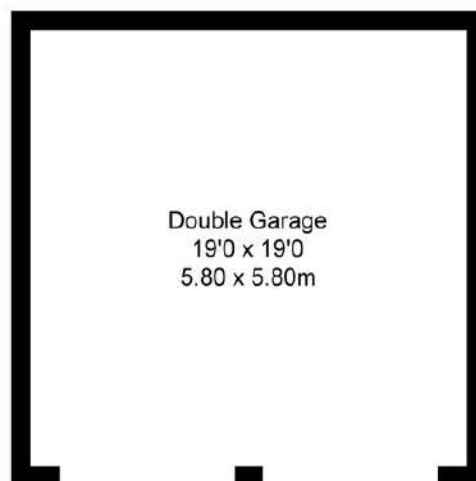
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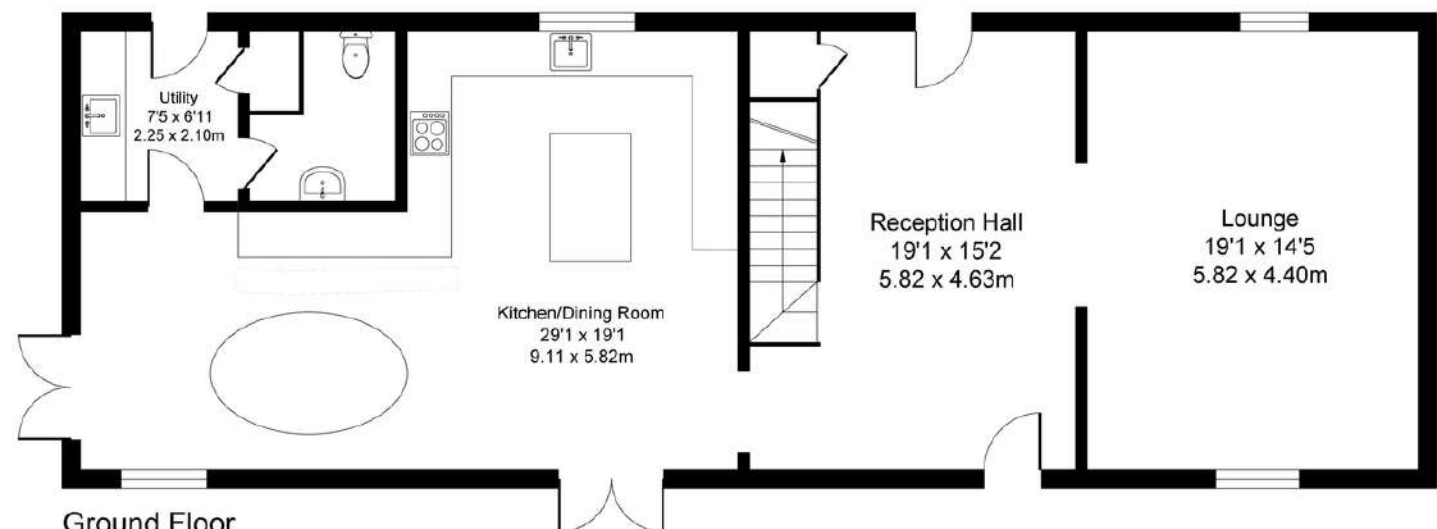
Outbuilding



First Floor



Double Garage



Ground Floor



4 GREAT FERNHILL BARNS



GARDENS & GROUNDS

The landscaped gardens have been designed for both relaxation and entertaining. Expansive lawns are bordered by countryside views, with a large stone-paved terrace ideal for al fresco dining. A timber gazebo with integrated lighting and bar creates a stylish outdoor entertaining hub.

Practical touches include hot and cold outdoor taps, eight external power points, and a garden office with independent underfloor heating and WiFi feed. The double garage includes attic storage, while an Ohme EV car charging point ensures future-ready convenience.

GENERAL REMARKS

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 benefits from mains water, electricity, and drainage, with LPG central heating.

LOCAL AUTHORITY

Shropshire County Council, The Shirehall, Shrewsbury, SY2 6ND.
Tel: 03456 789000

COUNCIL TAX

Council Tax Band – F

EPC

Rating – D

DIRECTIONS

What3Words ///denim.browser.formed

From Oswestry, head north on the A5 towards Gobowen. At the Gobowen roundabout, take the B5069 towards St Martins. After approximately 1 mile, turn left into Fernhill and follow the lane towards Great Fernhill Barns. The property is located on the right-hand side, clearly identified by the Halls For Sale board.

FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing, whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the Vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

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 are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



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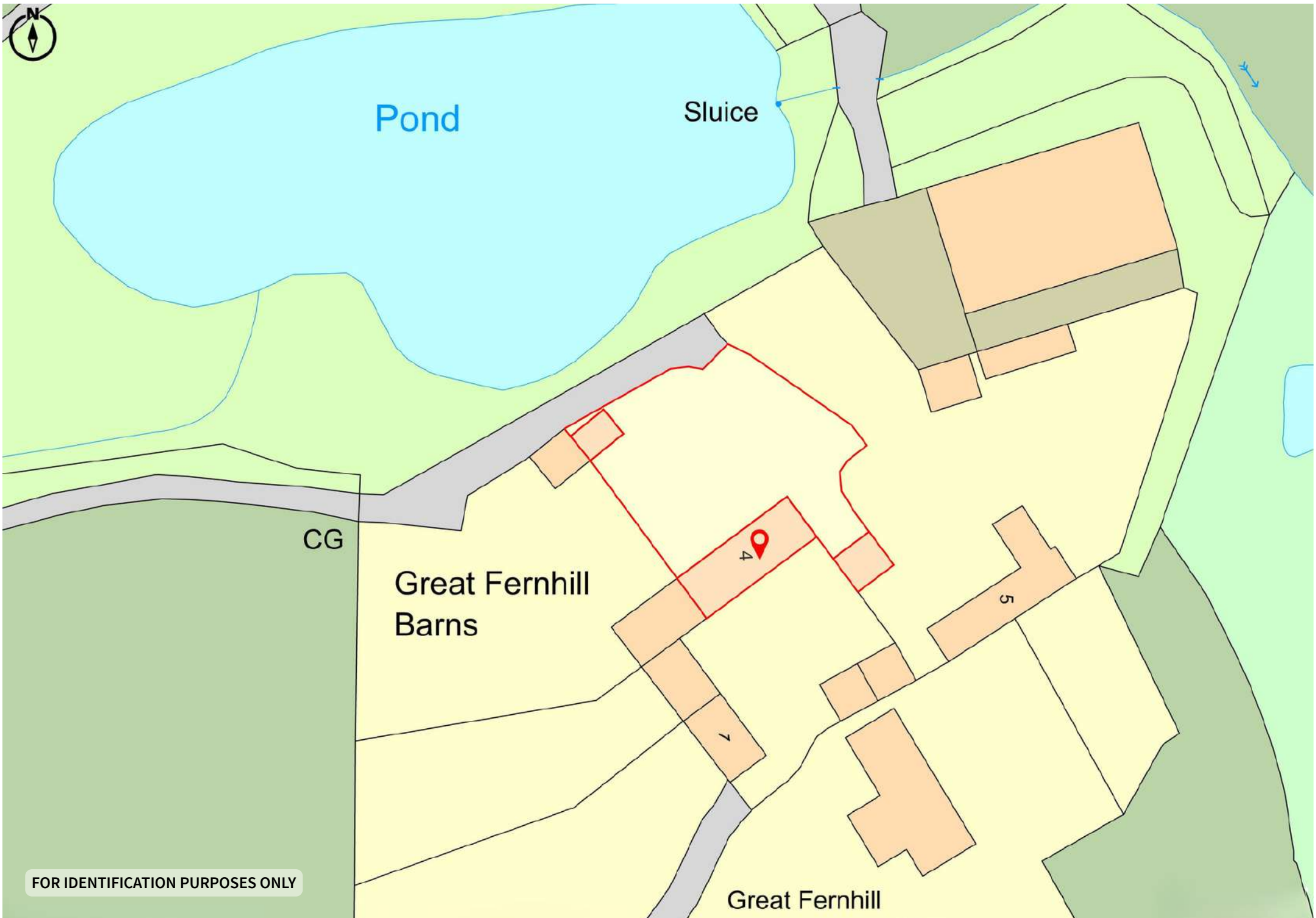
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FOR IDENTIFICATION PURPOSES ONLY

Great Fernhill



Halls of Oswestry
20 Church Street | Oswestry
Shropshire | SY11 2SP



Tom Dainty
01691 670320 | 07484 478679
tdainty@hallsgeb.com