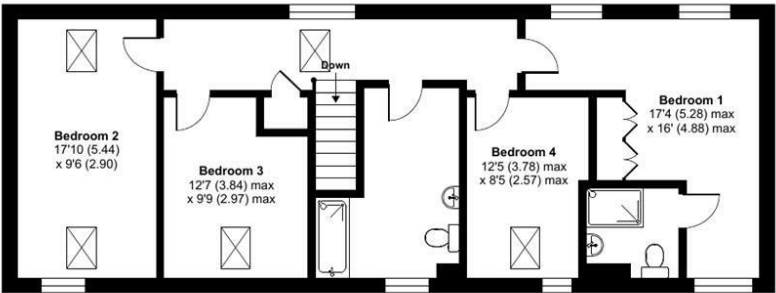


FOR SALE

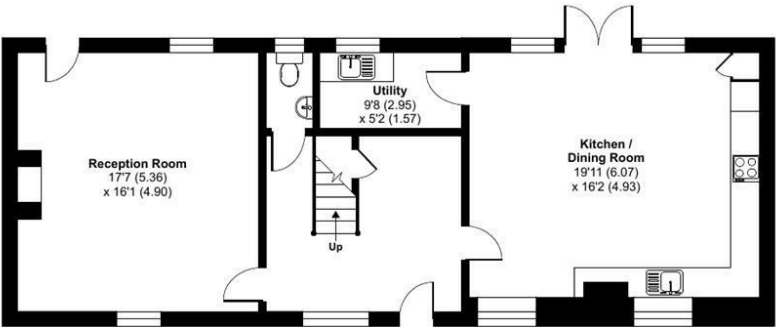
2 The Beretuns Old Marton, Ellesmere, Shropshire, SY12 9HZ



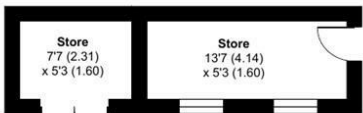
Approximate Area = 1769 sq ft / 164.3 sq m
Outbuildings = 284 sq ft / 26.4 sq m
Total = 2053 sq ft / 190.7 sq m
For identification only - Not to scale



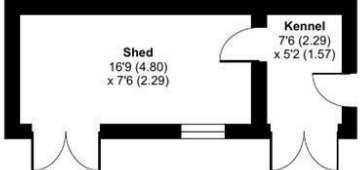
FIRST FLOOR



GROUND FLOOR



OUTBUILDING 2



OUTBUILDING 1



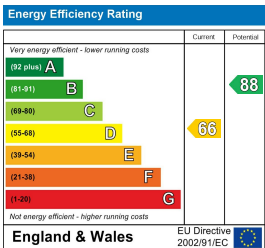
FOR SALE

Offers in the region of £479,000

2 The Beretuns Old Marton, Ellesmere, Shropshire, SY12 9HZ

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 Rating



01691 622602


Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com




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Ellesmere (3 miles), Oswestry (7 miles), Wrexham (13 miles), Shrewsbury (20 miles)


All distances approximate.



1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Characterful Barn Conversion
- Around 1,800 sq ft
- Gardens Ext. to Approx. 0.23ac
- Open Views
- Off-Street Parking
- Convenient Hamlet Location

DESCRIPTION

Halls are delighted with instructions to offer 2 The Beretuns for sale by private treaty.

2 The Beretuns is a well appointed four-bedroom characterful barn conversion boasting almost 1,800 sq ft of stylishly presented and thoughtfully arranged living accommodation all arranged across two generously proportioned floors, these comprising, on the ground floor, an Entrance Hall, Living Room, Kitchen/Dining Room, Utility Room, and Cloakroom, together with four first floor Bedrooms (Bedroom One enjoying an En-Suite) and a family Bathroom.

The property is accompanied by wonderful gardens which extend, in all, to around 0.23ac and offer open views across unspoilt farmland which stretches across the rolling north Shropshire landscape. The gardens have been lovingly improved to now offer an expanse of lawn bordered by an attractive paved patio areas, alongside a range of useful outbuildings. Allocated parking is provided for 2 vehicles with ample guest parking available.

SITUATION

The Beretuns is a select development of just 6 high-calibre barn conversions which lies within the rural hamlet of Old Marton, against a backdrop of undulating fields and unspoilt farmland, whilst retaining a convenient proximity to the nearby lakeland town of Ellesmere which provides a range of day to day amenities, including Schools, Supermarket, Public Houses, and Medical Facilities. The larger towns of Oswestry and Shrewsbury are positioned to the south-west and south-east respectively and offer a wider selection of facilities, with, to the north, the cities of Wrexham, Chester, and Liverpool all within commutable distance.

SCHOOLING

The property is well situated for a number of well regarded state and private schools, including Criftns C of E Primary (rated outstanding), Ellesmere Primary, Lakelands Academy, St.Martins School, Gobowen Primary, Ellesmere College, Moreton Hall, and Oswestry School.

W3W

///evidently.flooding.atlas

THE PROPERTY

The property provides principal access from the south into an impressive Entrance Hall, where stairs rise to the first floor with storage space beneath and a door leads immediately to the left into a well proportioned Living Room, with dual aspect windows, patio door directly onto the gardens, and ample space for seating all arranged around a centrally positioned and Scandinavian-inspired log-burner.

Turning right from the Entrance Hall, one enters a particularly welcoming Living/Dining Room which offers over 320 sq ft of stylishly presented and versatile space ideal for entertaining and family moments alike, with a modern selection of fitted units complemented by dual-aspect windows and double-opening patio doors providing superb views across the gardens and the countryside beyond.

The ground floor accommodation is completed by a useful Utility Room, accessed from the Kitchen, and a Cloakroom situated beside the stairs.

Stairs rise from the Entrance Hall to a first floor landing where doors allows access into four comfortably sized Bedrooms, each enjoying elevated views across the landscape beyond and with the Principal Bedroom benefitting from an adjoining En-Suite Shower Room which features a modern white suite. The remaining Bedrooms are served by a family Bathroom comprising a panelled Bath, low-flush WC, and hand basin.

OUTSIDE

The gardens are a particularly notable feature of the property and extend, in all, to around 0.23 ac whilst boasting far-reaching views to the north across open farmland.

The gardens have been lovingly maintained and feature an expanse of well kept lawn bordered by established floral beds and an attractive patio area, the latter representing an ideal spot for outdoor dining and entertaining, or simply for enjoying the calibre of the setting. Situated within the rear gardens are a number of versatile and predominately timber outbuildings, these offering a further a further circa 280 sq ft of useful space ideal for a variety of onward usages.

The property is further complemented by allocated parking for two vehicles, situated to the side of the property, with further guest parking available.

THE ACCOMMODATION COMPRISES

- Ground Floor -
- Entrance Hall:
- Living Room: 5.36m x 4.90m
- Kitchen/Dining Room: 6.07m x 4.93m
- Utility Room: 2.95m x 1.57m
- Cloakroom:

- First Floor -
- Bedroom One: 5.28m x 4.88m (max)
- En-Suite:
- Bedroom Two: 5.44m x 2.90m
- Bedroom Three: 3.84m x 2.97m (max)
- Bedroom Four: 3.78m x 2.75m (max)

SERVICES

The property is understood to benefit from mains electricity. Water is provided by a private supply and drainage is to a communal system.

TENURE AND POSSESSION

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

LOCAL AUTHORITY

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

COUNCIL TAX

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