



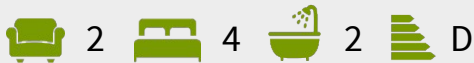
4 THE BERETUNS

OLD MARTON | ELLESMERE || SY12 9HZ



A well presented and deceptively spacious four-bedroom modern barn conversion providing over 1,700 sq ft of thoughtfully arranged living accommodation, complemented by attractive gardens which enjoy an open aspect across farmland; peacefully positioned within a select development in a delightfully rural yet convenient location.

Offers in the region of £449,995



- Modern Barn Conversion
- Over 1,700 sq ft
- Attractive Gardens
- Open Outlook across Farmland
- Ample Parking
- Rural yet Convenient Location

DESCRIPTION

Halls are delighted with instructions to offer 4 The Beretuns for sale by private treaty.

4 The Beretuns is an immaculately presented and deceptively spacious four-bedroom barn conversion, forming part of an attractive courtyard development in a particularly pleasant rural setting. Completed in 2020, the property provides well-planned accommodation extending to approximately 1,724 sq ft (160.2 sq m), with two generous reception rooms, a contemporary kitchen/breakfast room and four bedrooms, including an impressive principal bedroom with en-suite.

The property is complemented by attractive, easily managed gardens enjoying far-reaching views across the surrounding countryside, together with a substantial timber outbuilding and parking. The rear garden has been thoughtfully arranged for both entertaining and everyday enjoyment, with established planting, raised beds, a covered pergola and open rural views.



SITUATION

The property occupies an attractive position at Old Marton, surrounded by open North Shropshire countryside whilst remaining conveniently placed for Ellesmere, approximately 3 miles away. Ellesmere provides a good range of everyday amenities including independent shops, cafés, supermarkets, medical facilities and recreational opportunities centred around the town's renowned meres

Oswestry is approximately 6 miles away, with Shrewsbury and Chester also within comfortable travelling distance. The position therefore combines a distinctly rural atmosphere with practical access to the principal centres of North Shropshire and the Welsh Borders.

SCHOOLING

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

DIRECTIONS

Leave Ellesmere to the south-west via the A495 in the direction of Oswestry. Around half-way up The Brow, turn right (signposted The Perthy) onto a country lane and continue for 0.5 miles until the road forks, here keep right and proceed for a further 3 miles where the Beretuns will be positioned on the right, with number 4 situated at the north east of the development.

W3W

///mini.cabin.lightbulb



THE PROPERTY

The accommodation is entered through the kitchen/breakfast room, which is fitted with an attractive range of contemporary units together with integrated appliances and ample space for informal dining. An adjoining utility room provides additional practical accommodation and access to a ground-floor cloakroom

There are two particularly generous reception rooms. The main living room is a bright and welcoming space with large glazed openings overlooking the garden and a characterful exposed brick fireplace incorporating a wood-burning stove. The separate dining/family room provides an equally substantial and versatile second reception space.

On the first floor are four bedrooms arranged around a central landing. The principal bedroom is especially impressive, with a vaulted ceiling, exposed timbers, fitted storage and an en-suite shower room. Three further bedrooms are served by a well-appointed family bathroom incorporating both a bath and separate shower. The original particulars confirm the four-bedroom arrangement together with principal en-suite and family bathroom

OUTSIDE

The Beretuns is approached across an attractive shared gravelled courtyard, with parking available immediately adjacent to the property. The gardens lie predominantly to the rear and extend, in all, to around 0.10ac, whilst having been designed to provide an attractive yet relatively low-maintenance outside space



A broad artificial lawn forms the centrepiece of the garden, bordered by well-stocked beds, raised planters and established hedging. Immediately adjoining the house is a paved terrace, whilst a substantial timber pergola creates an excellent sheltered outdoor dining and entertaining area. Beyond the garden are extensive views across neighbouring farmland, giving the property an appealing sense of openness.

A useful detached timber outbuilding provides approximately 113 sq ft (10.5 sq m) of additional space and is well suited to use as a workshop, home office, hobby room or garden store, with power and light laid on.

SERVICES

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

LOCAL AUTHORITY

Shropshire Council.

COUNCIL TAX

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

TENURE & POSSESSION

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

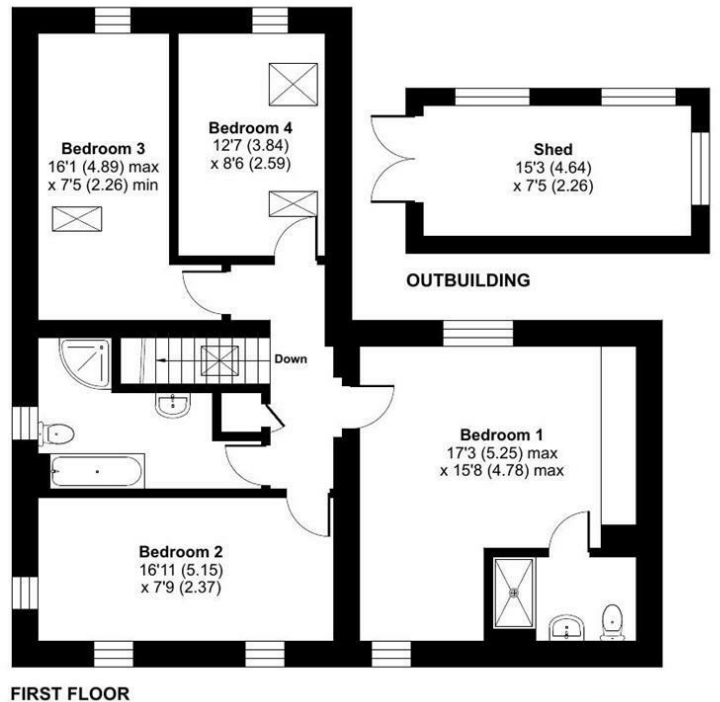
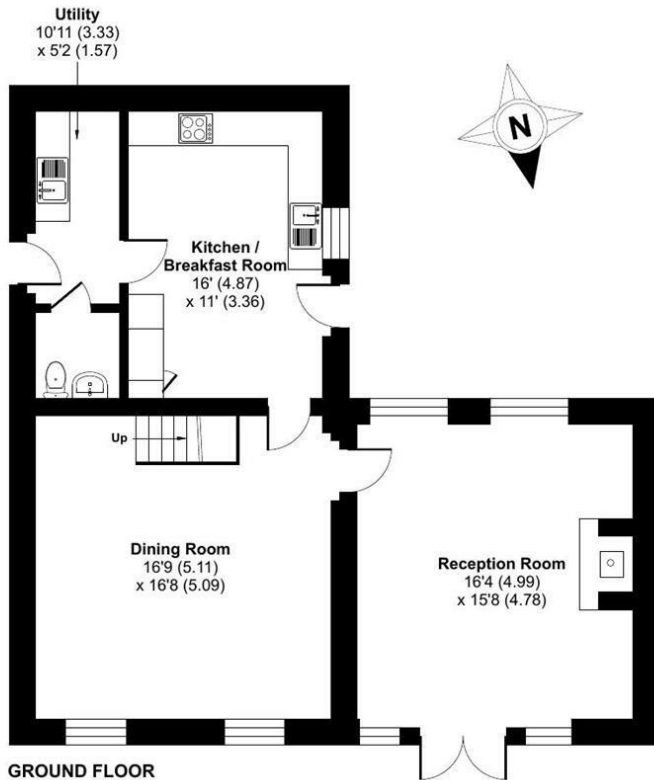
COMMUNAL CHARGE

There is presently a £120pcm communal charge to cover maintenance and upkeep of the communal areas and assets.

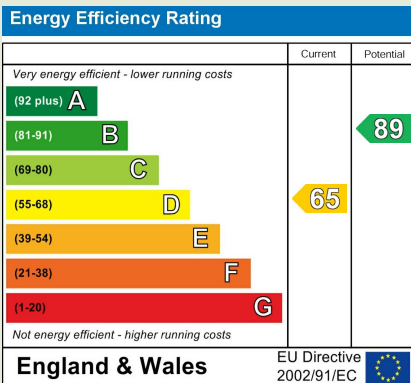
VIEWINGS

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

Approximate Area = 1724 sq ft / 160.2 sq m
 Outbuilding = 113 sq ft / 10.5 sq m
 Total = 1837 sq ft / 170.7 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). © nitchecom 2026. Produced for Halls. REF: 1523938



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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



ELLESMERE SALES

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