



Hawthorn Barn
Ellesmere | Shropshire





HAWTHORN
BARN

Hawthorn Barn

Criftins, Ellesmere
Shropshire, SY12 9LS

An impressive barn conversion with attractive gardens, equestrian facilities and 4.2 acres of land.

- Immaculately presented 2/3 bedroom barn conversion
- GF: reception hall, kitchen/breakfast room, dining room/3rd bedroom, study, lounge
- FF: two impressive double bedrooms both with ensuite shower rooms
- Attractive gardens surrounding
- Block of two stables with secure tack room
- Dutch barn with two gated bays
- 20m x 40m silica and Broxton Gallops premium fibre surface
- Idyllic, rural location
- Land split up into two paddocks and extending to approximately 4.2 acres

Approximate distances in miles:
Ellesmere 3m | Overton 4.5m | Penley 5m
Whitchurch 15m | Oswestry 9m | Wrexham 11m
Shrewsbury 20m | Chester 26m

Situation

Hawthorn Barn is located just 3 miles from the town of Ellesmere making it fabulously positioned for those looking for a rural property not far from amenities.



This beautiful barn conversion is positioned in an accessible position, enjoying a picturesque setting surrounded by beautiful countryside within easy access to local towns and villages.

The City of Wrexham and the City of Chester are both within easy reach and offer a wide range of shops and entertainment amenities, along with both having railway stations offering regular services to major centres and central London. The property also benefits from excellent road links with the nearby A539 and A5 linking Wrexham to Shrewsbury and beyond.

There are several highly regarded schools in the area including Ellesmere College, Moreton Hall, Packwood Haugh, Oswestry School, Shrewsbury School and Kings and Queens in Chester. There are also well regarded primary and secondary schools in nearby Penley.

This is an excellent location for equestrian enthusiasts as there are an abundance of venues and equestrian centres within the area, along with hunting with the local Wynnstay Hunt and racing at Bangor-On-Dee Racecourse. The property is located on a quiet country lane providing good hacking from the property.

Description

Hawthorn Barn is an exceptional, two/three-bedroom barn conversion which has immense charm and character with lots of period features throughout.





The barn conversion has been completed to a high standard both inside and out, having been meticulously looked after by the current vendors.

Found at the end of a gravel driveway, you come onto a substantial parking area which offers parking and turning space of a number of vehicles.

On entering the property through the wooden front door, which has glazed panels and glazed panelling to either side, you come into the reception hall with Indian sandstone flooring and exposed wall and ceiling timbers which both continue throughout the ground floor of the property. Off the hall is the dining room which has two windows looking out over the sunken courtyard garden to the front of the property. This room would lend itself to being the third bedroom if so required. The kitchen/breakfast room is located towards the back of the property and consists of a selection of wall and base units with granite work tops above. The central kitchen island has several cupboards below and a continuation of the granite worktop, along with a Zanussi four ring induction hob. Integrated appliances within the kitchen include a Zanussi microwave, Zanussi oven, fridge freezer, wine cooler and a Lamona fitted dishwasher. There are windows looking out over the rear aspect and French doors leading out onto the patio area.



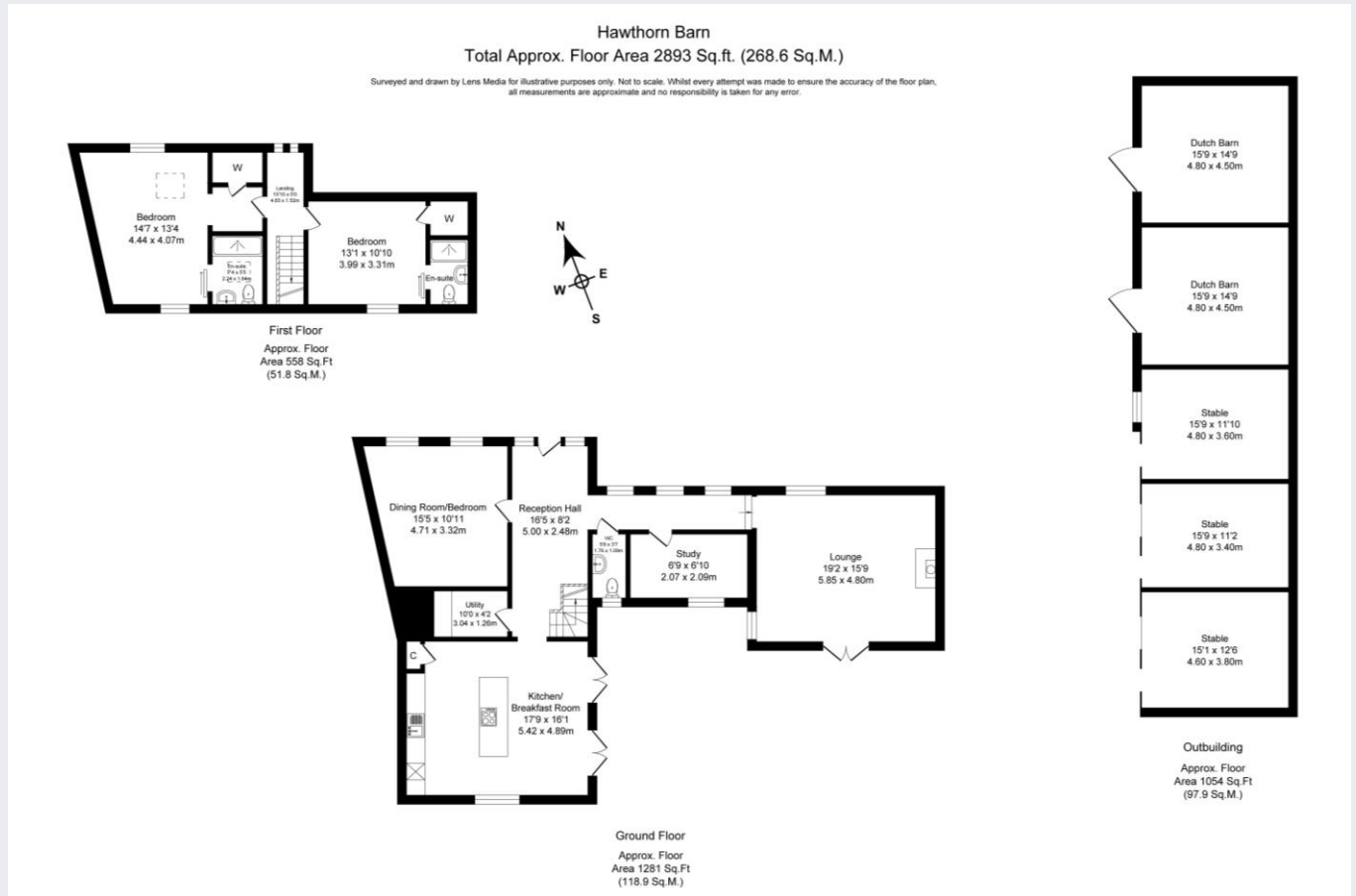
The utility room just off the kitchen also has wall mounted cupboards with space and plumbing for a washing machine and tumble dryer below. Off the hallway there is a downstairs cloakroom which has a WC and hand basin set into a vanity unit.

The study is along from here with windows looking out onto the rear elevation. The spacious lounge is found at the end of the hallway and has a Charnwood log burner with sandstone hearth, vaulted ceilings and windows looking out onto side elevation, along with patio doors leading onto the well-manicured lawns.

Going up the stairs from the reception hall, you come onto the first-floor landing which has seagrass carpet which continues throughout this floor. There are again beautiful, exposed timbers here and windows looking out over the surrounding gardens. The master bedroom is large in size and has an attractive decorative window looking out over rear elevation showing excellent views over unspoiled countryside. This room also benefits from a useful dressing room which has several shelves and clothes rails and an ensuite shower room with WC. The next bedroom is again of a good size and has a handy recessed wardrobe which has shelving and a clothes rail within. The room also has a full-height window allowing in lots of light and an impressive, exposed brick wall and further timbers. This bedroom also has an ensuite with a walk-in shower cubicle and WC.

Outside

The property is approached via a quiet country lane which leads onto the gravelled driveway which drives you along past the land and up to the house. Immediately to the front of the property is a sunken courtyard which is entered from the parking area through a metal archway with climbing roses and is gravelled and interspersed with a range of attractive shrubs, bushes and flower beds.







Within this courtyard is also a timber log store with a secure storage area to one side.

To the rear of the property is an established private garden which comprises of mature flower beds, along with a delightful patio area with Indian sandstone paving, providing an excellent space for outdoor dining and entertaining. The garden includes an area of shaped lawn containing within it several well-stocked flower beds and hedges.

Off the parking area is a stable block consisting of two stables on a concrete base of brick construction with timber cladding to the front and a tack room to the side. The stables have internal and external lighting, both with automatic water drinkers. Attached to the stables is a versatile Dutch barn with two bays, also over a concrete base and currently being utilised for hay storage. Around the back of the stable block is the 20m x 40m silica sand and Broxton Gallops premium fibre surface, accessed via a metal gate adjacent to the conveniently placed timber muck heap.



The land is split into two paddocks each of which can be independently accessed via the gravelled driveway and extends to approximately 4.2 acres.

Tenure

Freehold tenure and vacant possession will be given on completion of the purchase.



Services

Mains electricity, water and gas

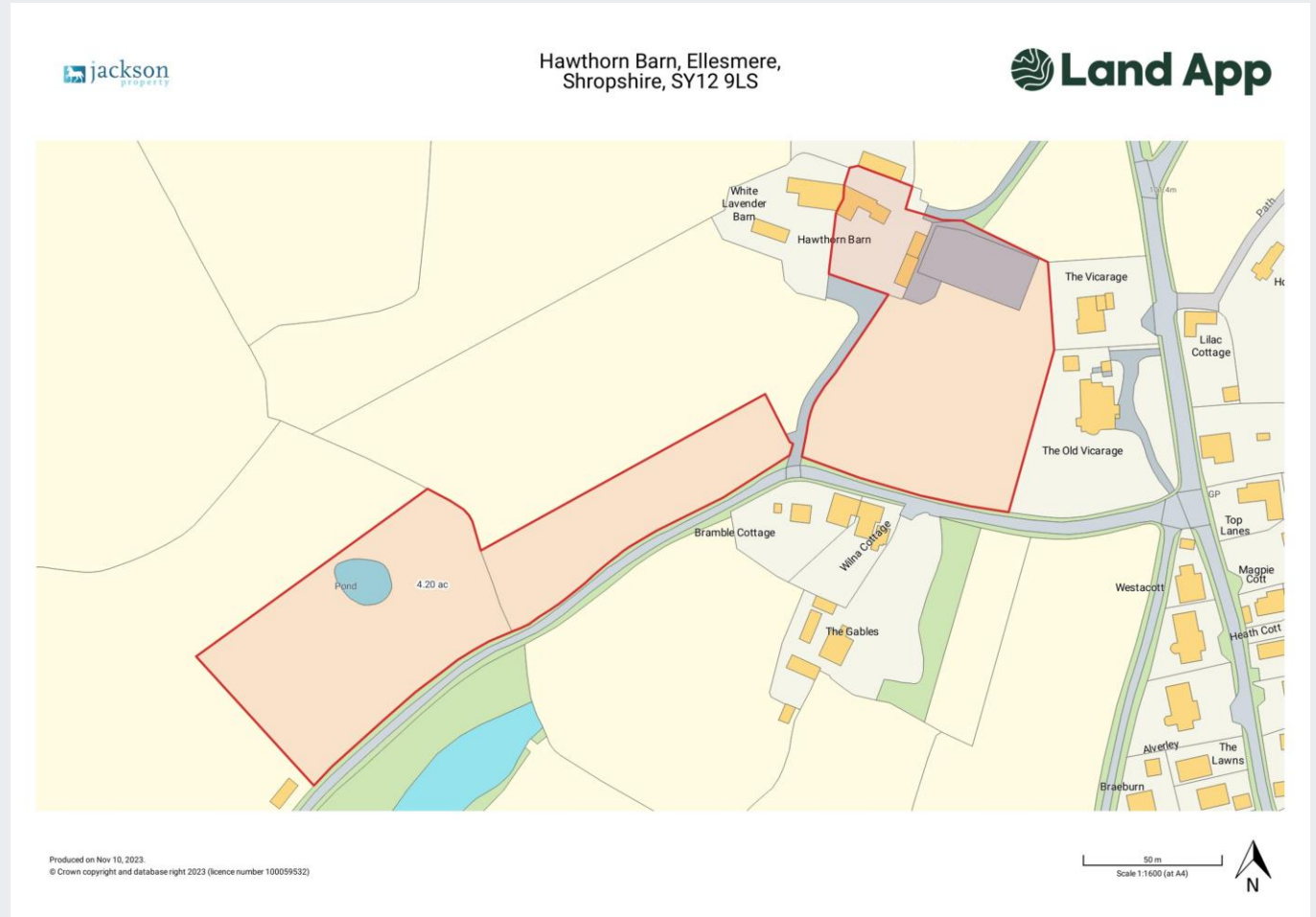
Private drainage

EPC rating C

Local Authority

Shropshire County Council

Council Tax Band D



Shropshire (Head Office)

Address: Franks Barn, Preston on Severn, Uffington, Shrewsbury, SY4 4TB

Contact Number: 01743 709249

Website: jackson-property.co.uk

Email: info@jackson-property.co.uk

JACKSON PROPERTY for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order, or fit for their purpose, neither has the agent checked legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.