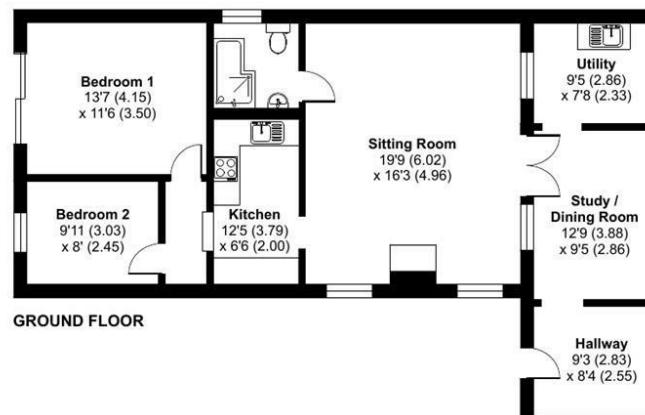
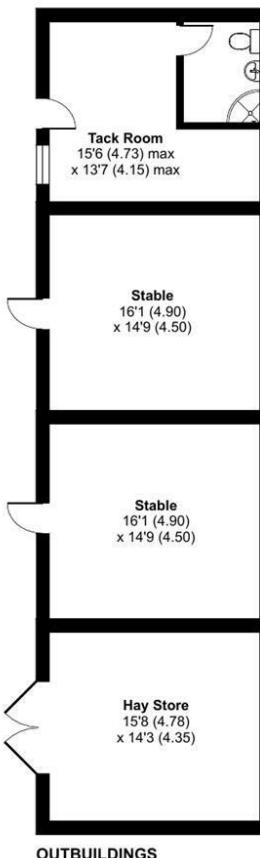


FOR SALE

Rosemary Barn Bettisfield, Whitchurch, Shropshire, SY13 2LB



GROUND FLOOR



OUTBUILDINGS

Approximate Area = 1042 sq ft / 96.8 sq m
Outbuildings = 971 sq ft / 90.2 sq m
Total = 2013 sq ft / 187 sq m
For identification only - Not to scale

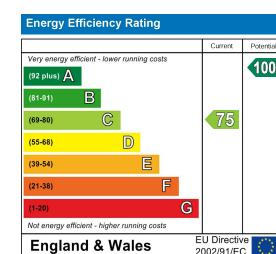
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1845

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1404812.

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



Offers in the region of £389,950

Rosemary Barn Bettisfield, Whitchurch, Shropshire, SY13 2LB

Halls
1845

01691 622602

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

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Ellesmere (6 miles), Whitchurch (8 miles), Wrexham (15 miles), Shrewsbury (18 miles)

All distances approximate



2 Reception
Room/s

2 Bedroom/s

1 Bath/Shower
Room/s



- **Unique Barn Conversion**
- **Single Storey Accommodation**
- **Over 1,000 sq ft**
- **Land and Gardens ext to circa 1.84ac**
- **Stables**
- **Delightful Rural Setting**

DESCRIPTION

Rosemary Barn is a striking two-bedroom detached barn conversion which boasts over 1,000 sq ft of generously proportioned and thoughtfully arranged living accommodation situated across a single storey. Having recently undergone a scheme of improvement works, the property now stands as a wonderfully comfortable country home.

Notably, the property sits within land and gardens which extend, in all, to around 1.84ac, with a sweeping gravelled driveway providing ample parking for multiple vehicles, alongside attractive gardens which overlook a substantial paddock ideally suited to the grazing of a variety of animals; these complemented by a stable block comprising two loose bays, a tack room/office, and hay store.

SITUATION

Rosemary Barn occupies a truly delightful rural position nestled against a backdrop of the undulating landscape of the England/Wales border, with immediate access to a range of quiet country lanes, footpaths, and bridleways; making it a haven for those with rambling, cycling or equestrian interests. The property lies on the fringes of the traditional village of Bettisfield which perches on the edge of Whixall Moss, a National Nature Reserve criss-crossed by tracks and walks which allow visitors to truly leave the madding crowd behind. Despite its idyllic setting, the property retains a convenient proximity to the nearby towns of Ellesmere and Whitchurch which, between them, provide a range of day-to-day amenities, including Schools, Supermarkets, Restaurants, Public Houses, Medical Facilities, and an array of independent shops, with the county centres of Wrexham and Shrewsbury lying to the north and south respectively.

SCHOOLING

The property is well situated for access to a number of well regarded state and private school, including Welshampton C of E Primary, Whixall C of E Primary, Newtown C of E Primary (outstanding), The Maelor School, Lakelands Academy, Ellesmere College, Packwood Haugh, Oswestry School and Adcote School for Girls.

THE PROPERTY

The property is principally accessed via a door which opens into a recently improved Boot Room, which provides an ideal place for storing muddy boots and coats following walks or rides in the surrounding countryside. From here a further door opens into a versatile Study/Dining Room, perfect for those working from home or for entertaining, with the room also offering scope for use as a family room or further reception room.

Double doors open from the Dining Room into a generously proportioned Sitting Room which extends to over 320 sq ft and serves as the heart of this unique home, with two windows offering views over the paddock beyond and framing an attractive multi-fuel burner set onto a raised hearth with exposed brick walling to the rear. The accommodation segues from the Sitting Room to a Kitchen which features a selection selection of modern fitted units set against a backdrop of whitewashed exposed brickwork.

To the rear of the property, an inner Hallway provides access into two well proportioned Bedrooms, each benefitting from glazing which overlooks the southerly aspects and with the Principal Bedroom boasting patio doors which exit directly onto the gardens, allowing for a seamless transition between the internal and external elements of the home. Both Bedrooms are served by a family Bathroom which comprises a modern white suite featuring a P-shaped bath, hand basin, and WC. The living accommodation is completed by a Useful utility Room positioned beside the Dining Room.

LAND & GARDENS

Rosemary Barn rests within grounds which extend, in all, to around 1.84ac, or thereabouts, with gated access leading on to a sweeping driveway which culminates at a gravelled parking area immediately to the south of the property, this flanked by an area of lawn and a gravelled seating area, the latter representing an ideal space for outdoor dining and entertaining, with views afforded across the paddock.

To the east of the property is a pasture paddock which extends to around 1.5ac, this offering excellent potential for the grazing of a variety of livestock, but which will appeal particularly to those with equestrian interests. The Paddock is complemented by a stable block (approx. 970 sq ft) which further add to the property's equestrian appeal and comprises two loose boxes, a hay store, and a useful office/store with inset cloakroom.

THE ACCOMMODATION COMPRIMES

Boot Room: 2.83m x 2.55m
Dining Room/Study: 3.88m x 2.86m
Utility Room: .86m x 2.33m
Sitting Room: 6.02m x 4.96m
Kitchen: 3.79m x 2.00m
Bedroom One: 4.15m x 3.50m
Bedroom Two: 3.03m x 2.45m
Bathroom:

DIRECTIONS

Leave Ellesmere via the A495 in the direction of Whitchurch, turning left shortly after The Mere to remain on this road. Follow the A495 for around 3.9 miles, passing through the village of Welshampton, until a right hand turn (signposted Bettisfield/Wem) leads onto a country lane; proceed on the lane until, immediately after crossing the former railway bridge, a right hand turn leads into a private rear. Turn right as the road forks to pass under the railway bridge and, around 0.4 miles later, the property will be situated on the left and identified by a Halls "For Sale" board.

W3W
///tech.lock.corrects

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to private system.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Wrexham Borough Council, The Guildhall, Wrexham, LL11 1AY.

COUNCIL TAX

The property is in Band 'C' on the Wrexham Council Register.

N.B.

The property is of non-standard construction and, therefore, not all lending types will be suitable. Please speak to us to discuss any borrowing related queries.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

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