



## Dukes View Hanmer, Whitchurch, SY13 3DS

An imposing and generously proportioned five-bedroom, single-storey barn conversion boasting an elevated position within land and gardens extending to around 18 acres, with the benefit a substantial outbuilding containing stabling, peacefully situated in a delightful rural setting close to the village of Hanmer.



# FOR SALE

Ellesmere (5 miles), Whitchurch (8 miles), Oswestry (14 miles), Shrewsbury (22 miles)  
(all mileages are approximate)



- **Generous living accommodation extending to over 3,000 square feet**
- **Land extending to approximately 17.87 acres**
- **Substantial Outbuilding with 9 loose boxes and Haybarn**
- **Elevated position with views over unspoilt countryside**

## GENERAL REMARKS

Dukes View is an imposing and generously proportioned five-bedroom, single-storey barn conversion occupying an elevated position within a delightful rural setting not far from the village of Hanmer, whilst boasting extensive views across unspoilt local countryside.

The property is set within land and well-maintained gardens which extend, in all, to approximately 17.87 acres, or thereabouts, and offer excellent opportunities for the grazing of horses or a variety of livestock.

The property is further complimented by a substantial and versatile Outbuilding (approx. 3179 sq ft) which, at present, provides equine facilities by way of 9 loose boxes and a haybarn, but which could be utilised for myriad onward usages.

## SITUATION

Dukes View occupies a slightly elevated position at the end of a private lane within the gently undulating landscape of the English/Welsh border, not far from the quaint rural village of Hanmer which provides the convenience of day-to-day amenities, such as Public House, Church, and Village Shop, and roughly equidistant between the thriving market towns of Whitchurch and Ellesmere, both of which offer a more comprehensive range of facilities of all kinds. The county centres of Shrewsbury, Chester, and Wrexham all lie within reasonable commuting distance

## SCHOOLING

Within a short drive are a number of highly rated state and private schools including Ellesmere College, Shrewsbury School, Shrewsbury High School, The Priory, Prestefelde Prep., Packwood Haugh, Adcote School for Girls, and Wrekin College.

## PROPERTY

The property, which has been sympathetically converted to retain a range of traditional features throughout, now offers a wealth of versatile single-storey living accommodation, extending to over 3,000 square feet.

Most readily accessed via an excellent Garden Room which allows sweeping views over the gardens and land beyond, double doors give on to a spacious Kitchen/Dining room with Utility Room to one side, with a further door leading into an impressive inner hallway featuring a range of glazed panels offering an aspect over the well-maintained courtyard and with access into the well-proportioned reception rooms, namely the Living Room, Dining Room, and a Study.

The southern end of the property contains five generously sized bedrooms, with two boasting En-Suite shower rooms, and a Family Bathroom.



4 Reception  
Room/s



5 Bedroom/s



3 Bath/Shower  
Room/s



Dukes View is also complimented by a number of notable external spaces; immediately to the East of the property are well-cared for gardens containing an expanse of lawn alongside an attractive paved patio area which overlooks a portion of the property's acreage and further onto the rolling landscape beyond, with this leading on to a "cottage garden" containing a number of fruit and vegetable beds. Nestled within the crook of the property is a predominately gravelled inner courtyard which offers excellent possibilities for outdoor dining and entertaining.

#### OUTBUILDING

Situated to the north-west of the property and with access available directly off the parking area is a substantial and particularly versatile outbuilding which, at present, is predominately utilised for the stabling of horses but which offers excellent potential for a variety of further usages.

Extending to around 2,600 square feet and currently featuring 9 loose boxes with haybarn and tack space, the Outbuilding benefits from large vehicular accesses at either end, allowing it the scope for machinery or vehicular storage.

Adjoining the Outbuilding on its western side is a useful Workshop (approx. 18.4m x 2.4m), with three access doors and power and light laid on, providing further versatile external space.

#### LAND

The property sits within land and gardens which extend, in all, to approximately 17.87 acres, or thereabouts, with the land lying predominately to the north-west of the main house.

The acreage is, at present, contained within 7 enclosures of pasture land retained within well-maintained fencing and established hedging, all of which is served by a variety of vehicular accesses, both from the private drive and two directly off Pigeon Lane.

The land offers potential for further equine or agricultural development (LA consent permitting), with the paddock immediately to the north of the Outbuilding being particularly well placed for the creation of a manège or similar.

Further to the usable land, the property also benefits from a very charming natural pond which has been cultivated by the current vendor to offer a tranquil "oasis" with seating areas around from which to enjoy the calm it provides.

#### N.B.

The land can be offered as a whole or, potentially, consideration may be given to division into two lots, as outlined in the accompanying plan.

#### DIRECTIONS

What3Words //crafts.inventors.contacts

Leave Ellesmere on Grange Road in the direction of Overton, after around a mile take a right hand turn onto Ellesmere Lane (signposted Penley) and continue into the centre of the village until reach a T junction, at this junction turn right onto the A539 in the direction of Whitchurch. After approximately 1.2 miles, turn left onto Pigeon Lane (signposted Halton) and continue for around 0.4 miles where a private lane will lead to the left and up to the entrance to the property, identified by a Halls "For Sale" board.

#### VIEWINGS

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

# FOR SALE

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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 Ratings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	46	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	



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