



# THE DUTCH BARN

LEE | ELLESMERE | SY12 9AE





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Ellesmere 2 miles | Oswestry 9 miles | Shrewsbury 16 miles | Chester 29 miles  
(all mileages are approximate)

AN ELEGANTLY CONVERTED DUTCH BARN WITH GENEROUS GARDENS  
IN A DELIGHTFUL RURAL SETTING

Gardens extending to around 0.7 acres  
Adjoining double Garage, and detached Workshop  
Elevated Balcony with views over unspoilt Countryside  
Over 1800 sq ft of Exceptional Living Accommodation  
Rural Location Convenient for Ellesmere



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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

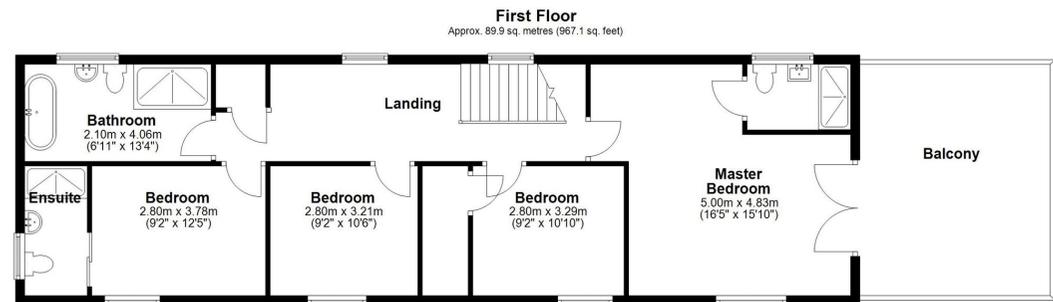
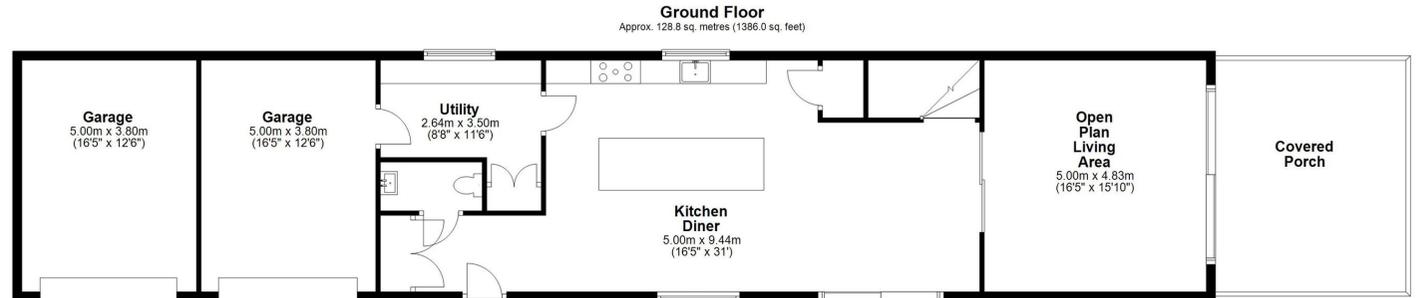
The Dutch Barn is a truly exceptional detached four-bedroom converted barn which boasts over 1800 sq ft of elegantly presented and carefully designed living accommodation, all of which has been completed to exacting standards and now stands as a remarkable country property set against the rolling fields of the north Shropshire landscape. The property is enviably positioned within generous and meticulously maintained gardens which extend to around 0.7 acres; accessed through a gated entrance which leads onto a sweeping drive culminating in a double Garage, bordered by expanses of lawn interspersed with a number of maturing trees, with the backdrop of the rolling north Shropshire landscape providing a captivating setting to complement the calibre of the home.

## SITUATION

The Dutch Barn is situated alongside a country lane within the rural hamlet of Lee, which nestles amongst the undulating splendour of the renowned north Shropshire countryside and affords the property a particularly tranquil setting. Whilst enjoying all that's best about rural living, The Dutch Barn retains a convenient proximity to the Lakeland town of Ellesmere, which provides a respectable range of amenities, including Schools, Supermarket, Restaurants, Public Houses, and Independent Shops, with excellent walking routes. The property is also well situated for access to the wider area and, in particular, the market towns of Oswestry and Whitchurch, with the county centres of Shrewsbury, Wrexham, and Chester all lying within reasonable commuting distance.

## PROPERTY

The property has been artfully converted to retain subtle hints of its former life as an agricultural barn, these elegantly juxtaposing the Scandanavian-inspired modernity which is in abundance throughout the home.



Total area: approx. 218.6 sq. metres (2353.1 sq. feet)  
**The Dutch Barn BB, \***

The property is principally accessed via a glazed door which provides a striking contrast against the timber-clad exterior and leads into an open-plan Kitchen/Dining area boasting a newly installed fitted kitchen, alongside a Cloakroom and a Boot/Utility Room. The ground floor, which benefits from underfloor heating throughout, gracefully segues from the Kitchen/Dining area into a delightful and versatile Living Area, complete with a Stovax log-burner and triple sliding doors offering views of the gardens.

Stairs rise to a second floor with, as its magnum opus, a glorious Master Bedroom with En-Suite Shower Room and fully glazed doors leading onto a covered balcony with views to the south-east. Complementing the Master are a further three double bedrooms, one of which includes a second En Suite, and, completing the floor's accommodation, is a family bathroom which contains a stylish suite. All first floor bathrooms benefit from underfloor heating.



## GARDENS

The Dutch Barn is positioned within particularly notable gardens, which extend, in all, to 0.69 acres, or thereabouts, and are accessed via full-height gates with keypad entry onto a sweeping gravelled driveway which culminates at the garaging and is flanked to either side by meticulously maintained lawns interspersed by maturing trees.

The gardens also feature a very pleasant patio area, ideal for outdoor dining and entertaining, and so placed to fully capitalise on the surrounding countryside, which adjoins the property and rolls away to provide a truly superb backdrop.

## OUTBUILDINGS

Adjoining the property on its northern side is a two-bay double Garage, with the industrial tone of the concrete of the structure providing an interesting architectural counterpoint to the soft natural lines of the home's timber-cladding. A door from one of the bays leads directly into Utility/Boot room.

The property is further served by a detached workshop situated close to the entrance gates, which offers around 32m<sup>2</sup> of versatile space, ideal for further use as a workshop, store, or potentially as a studio etc.

## SCHOOLING

Within a short drive are a number of highly rated state and private schools including Lakelands Academy, Ellesmere Primary School, Shrewsbury School, Shrewsbury High School, The Priory, Prestefelde Prep., Packwood Haugh, Adcote School for Girls, and Wrekin College. The property is particularly well situated for Ellesmere College, which lies less than a mile away.

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is to a private system and the heating is provided by an air source heat pump.

## LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

## COUNCIL TAX

Council Tax Band – E

## DIRECTIONS

What3Words ///lorry.suddenly.kidney



## RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or these sale particulars or not.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

## IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



87.2m

The  
Cottage

84.6m

**For identification purposes ONLY**



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