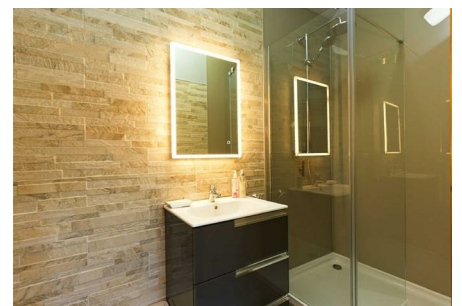
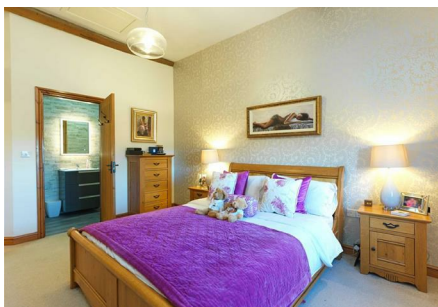


**FOR SALE**

Offers In The Region Of £645,000

Bramdean House Horton, Nr Wem, Shrewsbury, SY4 5ND

A superbly presented and luxuriously appointed four bedroom barn conversion of immense charm and character with gardens and land, enjoying views over open countryside, extending, in all, to around 1.8 acres situated in a select development in the rural hamlet of Horton.



Wem (1 mile), Whitchurch (10 miles), Shrewsbury (14 miles), Chester (31 miles).
(All distances are approximate)



- Surprisingly spacious
- Immense charm & character
- Useful outbuildings
- Pony paddock & stable
- Ext., in all, to around 1.8 acres
- Popular semi-rural location

DESCRIPTION

Halls are delighted with instructions to offer Bramdean House, at Horton, Nr Wem, for sale by private treaty.

Bramdean House is a superbly presented and luxuriously appointed four bedroom barn conversion of immense charm and character with gardens and land enjoying views over open countryside extending, in all, to around 1.8 acres situated in a select development in the rural hamlet of Horton.

The internal accommodation, which was originally converted in 2012 and has since been further improved by the current vendors, provides, on the ground floor, a Reception Hall, Sitting Room, excellent Kitchen/Dining Room with recently installed Kenton Jones Kitchen, Utility Room, Lounge, Study and downstairs Cloakroom together with four first floor Bedrooms (Master Bedroom and Bedroom two with En Suite facilities) and a family Bathroom. The property benefits from LPG gas fired central heating, Residence 9 double glazed windows and doors and is presented for sale with the fitted carpets included in the purchase price.

Outside, the property is complemented by a gravelled parking area with designated parking and a Garage/Workshop.

The gardens are most extensive with the property being positioned on a corner plot, including two paved patio areas and a raised decked area providing ideal outdoor entertaining space bordered by lawns, interspersed by maturing bushes and trees. There is an oak framed Summer House perfectly positioned to take full advantage of the open countryside views and a Gazebo which is ideal for outside dining.

A surprising feature of the property is the land which is retained within a single enclosure of permanent pasture immediately adjoining the gardens, ideal for the grazing of a variety of animals and with a purpose built Stable and timber Workshop building, with light and power, to one side.

The sale of Bramdean House does, therefore, provide a very rare opportunity for purchasers to acquire a substantial period barn conversion presented to an exacting standard with large gardens and land situated in this popular and convenient hamlet location.

SITUATION

Bramdean House is conveniently situated in the rural hamlet of Horton just over 1 mile from the North Shropshire town of Wem, which has an excellent range of local shopping, recreational and educational facilities, yet is also within easy motoring distance of the larger centres of Whitchurch (10 miles) and Shrewsbury (14 miles), both of which have a more comprehensive range of amenities of all kinds.

THE ACCOMMODATION COMPRISES:

With a partly glazed front entrance door leading in to a:

RECEPTION HALL

With full glazing in rustic oak frames looking through to the Kitchen Breakfast Room, a door in to a recessed storage cupboard and carpeted staircase to first floor.

SITTING ROOM

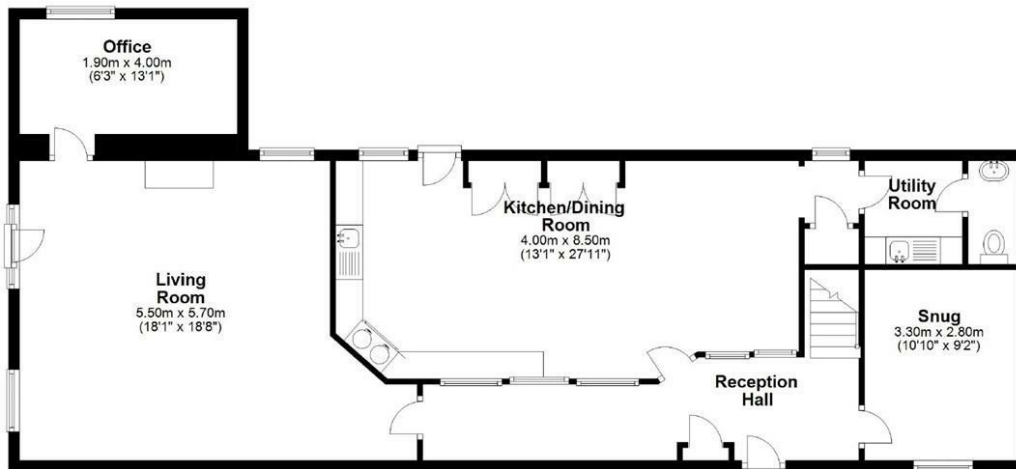
10'10" x 9'2"

With oak flooring and large window to front elevation.



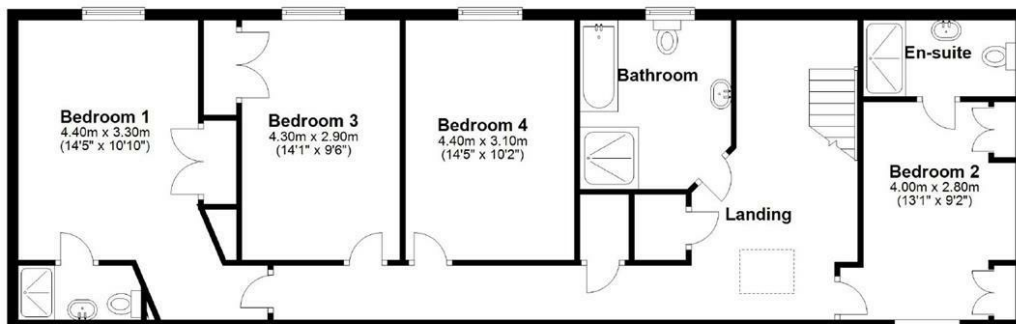
Ground Floor

Approx. 110.4 sq. metres (1188.4 sq. feet)



First Floor

Approx. 100.4 sq. metres (1080.3 sq. feet)



Bramdean House

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception
Room/s



4 Bedroom/s



3 Bath/Shower
Room/s



SUPER KITCHEN/DINING ROOM

27'11" x 13'1"

With a super Kenton Jones solid oak fitted kitchen including a Belfast sink unit (H&C) with mixer tap, a range of granite work surface areas, base units incorporating cupboards and drawers, integrated Bosch dishwasher, a pull out refuse unit, a Rangemaster cooking range with gas hobs and extractor fan over, integrated fridge, a central breakfast island with a granite work surface area with base units below incorporating cupboards and drawers, planned space for bar stools, planned space for an American style fridge freezer, door into an understairs storage cupboard and a partly glazed door leading out to the rear patio area.

UTILITY ROOM

With a stainless steel sink unit (H&C) with mixer tap and cupboard below, work surface areas to one side, planned space below for appliances, matching eye level cupboards and a wall mounted Worcester gas fired central heating boiler.

DOWNSTAIRS CLOAKROOM

With a pedestal hand basin (H&C) with tiled splashback area and low flush WC.

LOUNGE

18'8" x 18'1"

With attractive oak flooring, a log effect gas fire standing on a raised hearth, windows to rear and side elevations and French doors leading out to the side patio area.

STUDY

13'1" x 6'3"

With a continuation of the oak flooring, window to rear elevation and a fitted desk with drawers and shelving.

FIRST FLOOR LANDING AREA

With an exposed ceiling truss, door in to a recessed wardrobe with hanging rail and shelving and further door in to a linen storage cupboard with slatted shelving and a thermostat for the central heating.



MASTER BEDROOM

14'5" x 10'10"

With exposed ceiling and wall timbers, windows to rear elevation overlooking the gardens and land beyond, recessed double wardrobe with hanging rail and shelving, inspection hatch to roof space and a door in to the:

EN SUITE SHOWER ROOM

With a hand basin (H&C) with drawers below, a walk-in shower cubicle with mains fed shower and shower attachment, low flush WC and chromium heated towel rail/radiator.

BEDROOM TWO

13'1" x 9'2"

With large window to front elevation, exposed ceiling and wall timbers, two fitted wardrobes and a door in to the:

EN SUITE SHOWER ROOM.

With a hand basin (H&C) with mixer tap and drawer below, fully tiled shower cubicle with mains fed shower, low flush WC, chromium heated towel rail/radiator.

BEDROOM THREE

14'1" x 9'6"

With a window to rear elevation and exposed ceiling and wall timbers.

BEDROOM FOUR

14'5" x 10'2"

With a window to rear elevation exposed ceiling and wall timbers, recessed double wardrobe with hanging rail and shelving and storage space above.

FAMILY BATHROOM

Which has been recently improved and is luxuriously appointed with a white modern oval double-ended freestanding bath with central mixer tap and shower attachment, fully tiled shower cubicle with mains fed shower, hand basin (H&C) with mixer tap and drawer below, low flush WC, circular window to rear elevation, partly tiled walls and chromium heated towel rail/radiator.

OUTSIDE

The property is approached over a gravelled drive leading to a parking area where there are two car parking spaces with the property and a most useful:



GARAGE/WORKSHOP

(third garage from left) With double opening timber entrance doors, concrete floor and power and light laid on and visitor parking in front.

GARDENS

A paved pathway leads from the car parking area to the front entrance door bordered to either side by gravelled areas.

To the rear and side of the property are paved patio areas providing ideal space for outdoor entertaining leading on to extensive lawns interspersed by maturing bushes and trees. There is a covered hexagonal shaped Gazebo, with power, and separate hexagonal Summer House, with power, enjoying super views over the land and countryside beyond. To one side of which is a raised decked area providing a further outdoor entertaining space enjoying the outstanding views over countryside.

LAND

The land is a surprising feature of the property and comprises a single enclosure of permanent pasture ideal for the grazing of a variety of animals with a single timber purpose built Stable and a timber Workshop building positioned to one side.

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a 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 & COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. The property is in Council Tax Band 'F'.

FOR SALE

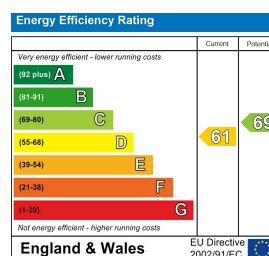
Bramdean House Horton, Nr Wem, Shrewsbury, SY4 5ND



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



Halls 1845

01691 622 602

Ellesmere Sales

The Square, Ellesmere, Shropshire, SY12 0AW

E: ellesmere@hallsgeb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsgeb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial