



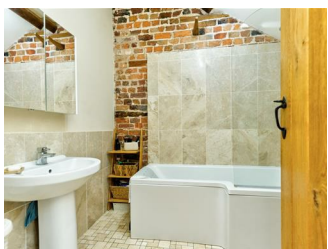
FOR SALE

Offers in the region of £475,000

1 Dudleston Hall Barns, Dudleston, Nr Ellesmere, SY12 9JB

A particularly charming and impeccably presented three-bedroom barn conversion which boasts generous and characterful living accommodation alongside exquisite walled gardens, ample parking, and a versatile outbuilding, peacefully located in a delightful rural location not far from the town of Ellesmere.





- Barn Conversion
- Impeccably Presented
- Charming and Characterful
- Excellent Walled Gardens
- Allocated Parking & Visitors Space
- Delightful Rural Location

DESCRIPTION

Halls are delighted with instructions to offer 1 Dudleston Hall Barns for sale by private treaty.

1 Dudleston Hall Barns is a particularly charming and impeccably presented three-bedroom barn conversion which boasts generous and characterful living accommodation alongside exquisite walled gardens, ample parking, and a versatile outbuilding, peacefully located in a delightful rural location not far from the town of Ellesmere.

Internally the property has been wonderfully maintained and improved by the current vendors to, at present, comprise, on the ground floor, a Reception Hall, Lounge, Cloakroom, open plan Living Area (containing Dining Area, Kitchen, and Snug) and Utility Room, together with three first floor Bedrooms (two of which boast an En Suite) with the third Bedroom enjoying an accompanying study space (formerly an En Suite).

The property benefits from a range of efficiency improvements, most notably via the recently installed Air Source Heat Pump and PV panels.

Externally, the property boasts truly superb rear gardens which have been lovingly cared for by the current vendors to offer manicured lawns and floral beds alongside a paved patio area which provides a uniquely pleasant spot in which to enjoy this idyllic countryside location.

The sale of 1 Dudleston Hall Barns does, therefore, provide the rare opportunity for purchasers to acquire a particularly charming three bedroom barn conversion with excellent gardens, situated in a delightful rural location.

THE ACCOMMODATION COMPRISES:

The property is entered through a solid wood front door in to a:

RECEPTION HALL

Travertine flooring, double glazed window on to front elevation, carpeted stairs rising to the first floor with a useful understairs storage cupboard, a selection of exposed wall and ceiling timbers and a door leading in to the:

LOUNGE

18'8" x 16'4" (5.7m x 5m)

Engineered oak flooring, full sized glazed units on to front and side elevations, a further double glazed window on to front and double opening partly glazed wooden patio doors leading out to the garden, log burner set on to raised tiled hearth within an exposed brick inglenook with heavy oak beam over, further exposed ceiling timbers.

CLOAKROOM

Travertine flooring, low flush WC and hand basin (H&C) mixer tap with storage units below.

OPEN PLAN LIVING AREA

20'4" x 18'8" (6.2m x 5.7m)

A continuation of the travertine flooring, full height glazed unit on to front elevation with a further double glazed window onto the rear allowing lovely views over the garden, fully glazed single door leading out on to patio area and garden beyond and a fitted kitchen to comprise: a selection of base and wall units with marble work surfaces over, inset 1.5 sink with draining area to one side and (H&C) mixer tap above, metro tiled splashbacks, freestanding John Lewis cooker with six gas ring hob above and two double ovens below, Stoves extractor hood above, freestanding Siemens dishwasher and freestanding American style fridge freezer (all three of which are available via separate negotiation) and an integrated eye level Zanussi microwave.

One end of the room is given over to a planned space for a seating/dining table with the L shape of the room allowing a lovely space for a 'Snug', with a further door leading through to the:

UTILITY ROOM

7'10" x 5'10" (2.41m x 1.8m)

Partly glazed wooden door leading out on to rear access and a selection of base and wall units with roll topped work surfaces over, in set stainless steel sink (H&C) mixer tap and draining area to one side, freestanding Samsung washing machine and freestanding Hoover tumble dryer (both available via separate negotiation).

FIRST FLOOR LANDING

A continuation of the fitted carpet as laid, full height ceilings, partly exposed brick work walls, exposed ceiling timbers and a door leading in to:



1 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



BEDROOM ONE

18'8" x 12'9" [5.7m x 3.9m]

A continuation of the fitted carpet as laid, double glazed windows on to front and rear elevation, exposed ceiling timbers and trusses and doors leading in to 'His & Hers' recessed wardrobes spaces both of which contain a selection of shelving and clothes rails, with a further door leading in to an Airing Cupboard which contains the hot water cylinder, with a further door leading in to the:

EN SUITE BATHROOM

Tiled flooring, exposed brick work walls alongside tiling and a bathroom suite comprising a "p" shaped bath with (H&C) mixer tap above and mains fed shower, low flush WC, pedestal hand basin (H&C) mixer tap and mirror fronted bathroom cabinet.

BEDROOM TWO

12'9" x 11'9" [3.9m x 3.6m]

Fitted carpet as laid, double glazed window on to front elevation, a continuation of the ceiling timbers and trusses, with a door leading in to the:

EN SUITE SHOWER ROOM

Tiled flooring, double glazed window on to rear elevation, and a bathroom suite to comprise: corner shower unit, fully tiled surround with mains fed shower, hand basin with (H&C) mixer tap and vanity unit below, low flush WC and a door leading in to the neighbouring office space.

BEDROOM THREE

12'2" x 7'6" [3.71m x 2.3m]

Fitted carpet as laid, double glazed window on to rear elevation. partly exposed brick work walls, exposed ceiling timbers and a door leading in to:

OFFICE SPACE

(Formerly an En Suite)

Tiled flooring, exposed ceiling timbers and a door leading in to the neighbouring En Suite.

OUTSIDE

The property is approached over a communal gravelled driveway, this leading to the two allocated spaces for the property which are situated directly to the fore (with further visitor spaces available), this leading directly on to an attractive paved pathway which leads to the front door and is flanked to either side by traditional cobbles, which allows space for a low maintenance front garden.

GARDENS

A particularly notable feature of the property having been lovingly maintained and improved by the vendors, with brick walling on two sides and a mature hedge to the other, this giving it a 'secret garden' feel.

With a solid wood gate set within the brick walling allowing access on to the neighbouring lane and at present comprising an expanse of shaped lawn alongside a number of meticulously maintained and exquisitely well-stocked floral and herbaceous beds with, directly to the rear of the property, an Indian sandstone paved patio area which offers an ideal space for outdoor dining and entertaining, and also containing a low level log store and the recently installed air source heat pump.

A paved walk way leads the length of the garden to a rather charming elevated decked area which offers a further and particularly private space for alfresco entertaining and bordered by raised floral and herbaceous beds, with a partly gravelled partly paved walkway leading from the end of the garden to further well stocked beds and trees.

N.B.

A right of way is in existence for the occupiers of number 1 to cross the rear boundary of 2 Dudleston Hall Barns to access the outbuilding.

OUTBUILDING

approx 12'5" x 14'9" (approx 3.8m x 4.5m)

A surprising feature of the property and accessed via either the rear garden or off the communal courtyard. Of predominantly timber outbuilding with a timber front access door, concrete floors, glazing to the rear and space in the rafters for storage, with a small veranda to the front and the PV panels on the roof; a versatile outbuilding which could lend itself to a variety of usages be that storage, home gym, home office etc.

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

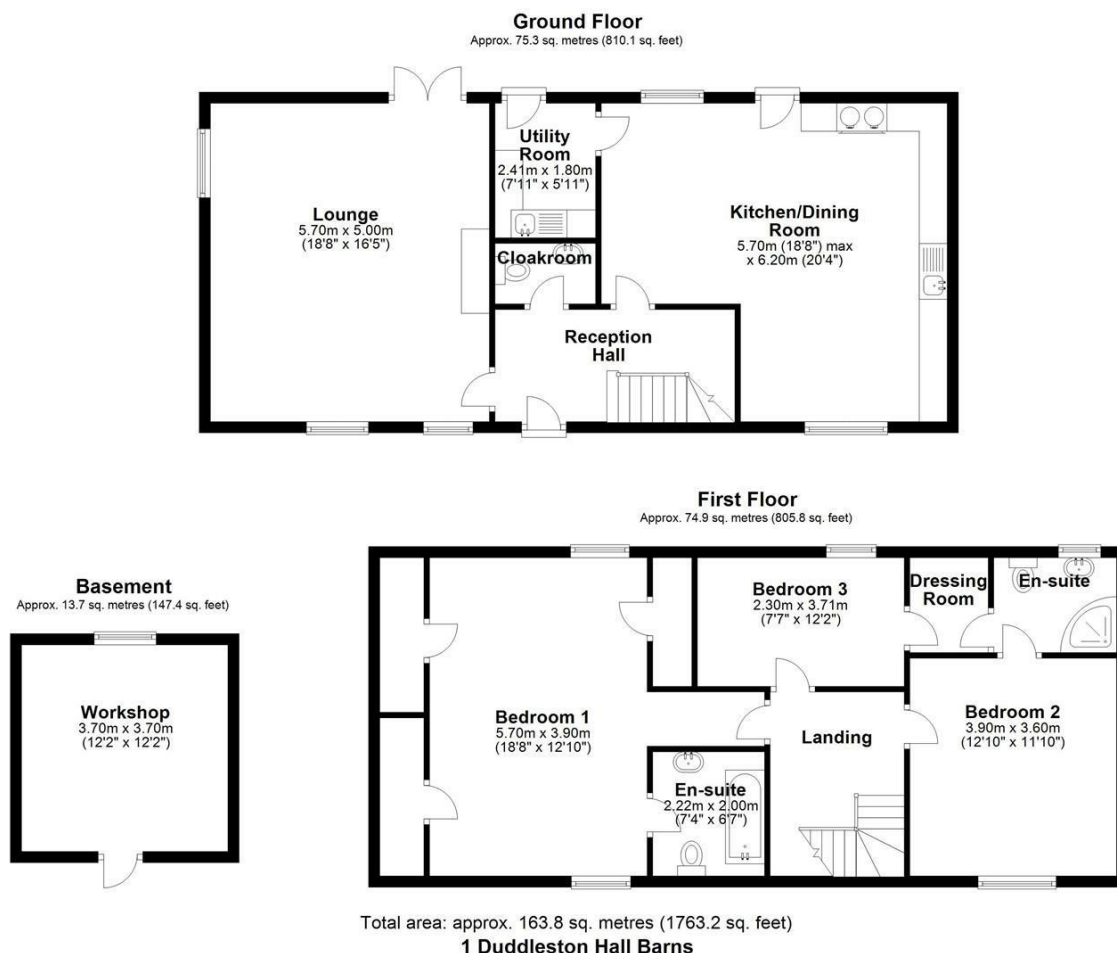
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. The property is in Council Tax band 'E'.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW. Tel: [01691] 622602.

FOR SALE

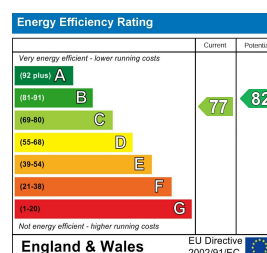
1 Dudleston Hall Barns, Dudleston, Nr Ellesmere, SY12 9JB



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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



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The Square, Ellesmere, Shropshire, SY12 0AW
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