



JUBILEE BARN

BROWN HEATH | ELLESMORE | SY12 0LA

Halls¹⁸⁴⁵



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Ellesmere 6 miles | Shrewsbury 13 miles | Oswestry 15 miles | Wrexham 18 miles | Chester 32 miles
(all mileages are approximate)

A NEWLY CONVERTED AND ELEGANTLY APPOINTED FOUR-BEDROOM
BARN CONVERSION SET WITHIN GENEROUS GARDENS

Around 2,400 sq ft of Living Accommodation

Circa 0.7 ac Gardens

Substantial 20m Carport

Versatile Brick-Built Outbuilding

Approx. 10.5 ac available by separate negotiation



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Jubilee Barn is a newly converted detached four-bedroom barn conversion which now boasts around 2,400 sq ft of carefully designed and elegantly appointed living accommodation arranged across a single storey.

The property sits within a generous plot which extends to around 0.70ac, with expanses of lawn complemented by attractive seating areas, parking, and a substantial carport.

Immediately to the north, the property is accompanied by a brick-built outbuilding, providing a further 1,000 sq ft of space, ideal for a variety of usages.

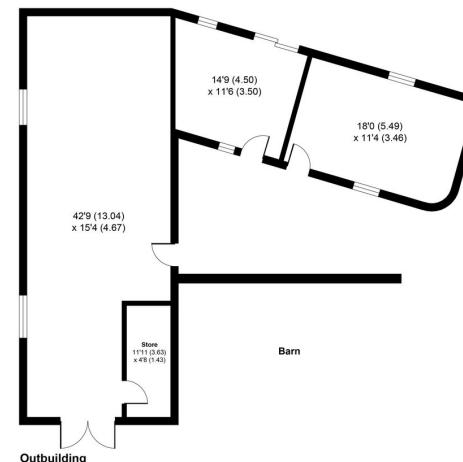
SITUATION

Jubilee Barn occupies a wonderfully rural position within the hamlet of Brown Heath, with the popular village of Loppington lying less than a mile to the east and providing a range of day to day amenities, including Church, Village Hall, and the thriving Dicken Arms Public House. The property is also well situated for access to the market towns of Ellesmere and Wem, both of which offer a more comprehensive range of amenities, with the latter enjoying rail links to the wider area. Despite its undisturbed location, the property retains a convenient proximity to the surrounding county centres of Shrewsbury, Wrexham, and Chester, all of which boast an exhaustive level of facilities, including cultural and artistic attractions.

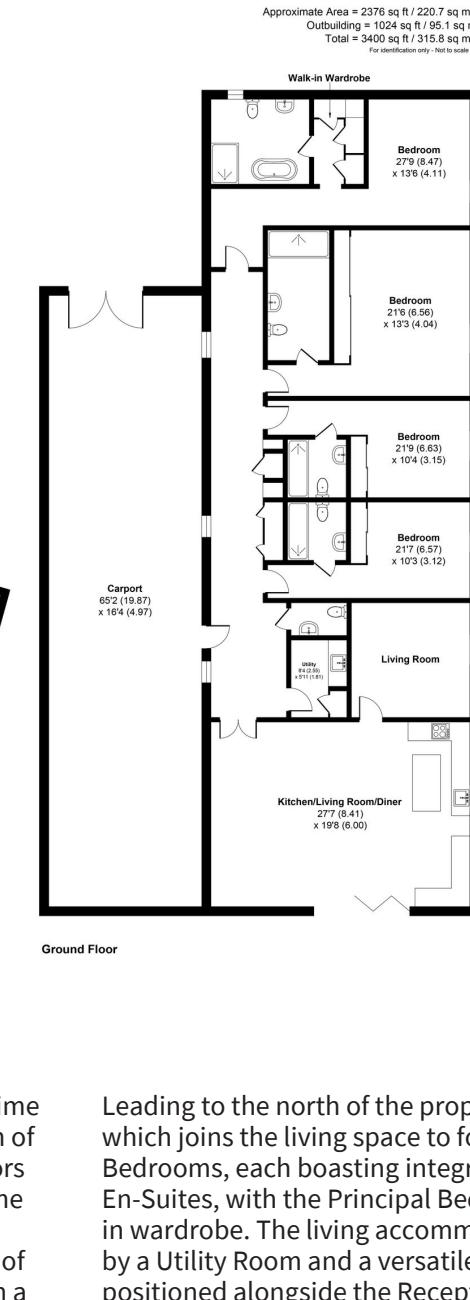
PROPERTY

Every aspect of the conversion has been carefully considered, from the initial design to the final finish; with Jubilee Barn now standing as a superb country home offering a delicate balance of rural character and modern convenience. The space has been re-imagined to serve the needs of contemporary living, with a range of well proportioned Bedrooms accompanied by an inspired Reception Room, all of which enjoy wonderful views across the noted landscape in which the home nestles.

The heart of the property is, without doubt, the sublime Kitchen/Dining/Living Room; positioned at the south of the home and focused around full-height bi-fold doors which allow a seamless interaction between the home and the gardens and fields which lie beyond. The design carefully juxtaposes the agricultural heritage of the building with the comfort of everyday living; with a high-specification integrated kitchen joined by open space ideal for social occasions and intimate family moments alike.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.





GARDENS

Jubilee Barn lies within generous gardens which extend, in all, to around 0.70ac. A substantial gravelled driveway offers space for a number of vehicles and leads on to an attractive paved patio area lying directly beside the Reception Room's bi-fold doors, then culminating at an expanse of lawn enjoying an open aspect over fields to the south.

OUTBUILDINGS

The property is complemented by a range of versatile outbuildings, with a covered carport adjoining the property to the west and offering scope for further parking, or for use as a fair weather extension to the home; this leading through to a brick-built agricultural building with potential for a variety of onward usages, be that as home office, stabling, home gym, or simply for storage (PP permitting).

FURTHER LAND

A further approximately 10.5ac of land is available by separate negotiation, this joining the gardens immediately to the south and benefitting from an independent vehicular access. The further land would be of particular interest to those buyers seeking grazing land and may offer scope for equestrian or agricultural development (LA consent permitting).

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 Moreton Hall.

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 provided to a private system

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax Band – TBC

DIRECTIONS

What3Words ///desk.advancing.reservoir

Leave Ellesmere via the A528 in the direction of Shrewsbury, proceeding for around 3.6 miles until reaching the centre of Cockshutt where a left hand turn (signposted English Frankton/Loppington) leads on to Crosemere Road. Remain on Crosemere Road, continuing out of the village, for around 1.8 miles in the direction of Loppington where the property is situated on the right, at the head of a country lane.



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.



