



The Long Barn

Ellesmere Road | St Martins | Oswestry

A stunning five bedroom barn conversion, nestled in the heart of the North Shropshire countryside.



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Ellesmere Road | St Martins | Oswestry | SY11 3LX

Ellesmere 4 miles, Oswestry 7 miles, Wrexham 12 miles,
Chester 23 miles, Shrewsbury 24 miles

A stunning five bedroom barn conversion,
nestled in the heart of the North Shropshire
countryside.

Hall with study | Sitting room | Breakfast Kitchen | Utility
Ground floor shower room | Cloakroom | Five bedrooms
Family bathroom| En suite| Garden | Car port | Store

- Located less than 1 mile to the East of the village of St Martins, The Long Barn sits within a courtyard of five beautifully converted barns, enjoying a semi rural position with fine views over the surrounding countryside.
- St Martins offers an excellent range of local amenities, including a Post Office, Supermarket and both Primary and Secondary schools.
- Further amenities and schooling are available at nearby Ellesmere and Oswestry, including the well renowned Ellesmere College and Moreton Hall Schools.
- Road access is excellent and allows easy commuting, with the A5/A483 linking North to Wrexham, Chester & Liverpool and East to Shrewsbury.
- A local train service can be found at Gobowen station (3 miles) and this offers direct services to Chester and Shrewsbury and also links through to Birmingham and London.

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The Long Barn is an immaculately presented conversion, boasting many of its original beams whilst being finished to the highest of standards with attractive Oak internal doors, Heritage sanitary ware and high quality porcelain tiling. The hall, with galleried landing, provides an impressive entrance to the property and gives access to the study area which enjoys views over the garden. The breakfast kitchen has been fitted with a contemporary range of soft close units which incorporate a Hotpoint fridge, freezer, dishwasher, double oven and separate electric hob. There is also a useful central island which provides additional storage and an adjoining utility room allowing space for further appliances and giving access to the ground floor shower room. The sitting room is worthy of particular note, being of excellent proportion and featuring an attractive fire place with an oak beam.

To the first floor there is a spacious galleried landing which allows a fantastic perspective of the barn. The master bedroom suite is worthy of particular note, with an en suite bathroom and excellent views of the garden provided by an attractive porthole window. There are four further bedrooms, two of which have the benefit of built in double wardrobes; these bedrooms are served by the family bathroom which has a bath with shower above as well as a separate shower.

Garden

The garden is laid to lawn and bordered by post and rail fencing. A flagstone patio runs along the rear of the barn, providing an excellent area for entertaining during the summer months. The graveled courtyard area to the front of the property provides two parking spaces, whilst further parking is available from the Oak framed car port which also has a useful garden store.

Listing The barn is Grade II* Listed.

Services Mains water and Electric are connected. Drainage via Septic Tank, Reed Bed and Willow Coppice. Oil Fired Central Heating. Under floor heating to the ground floor.

Build Guarantee The property is covered by a 10 Year Guarantee with Warranty Solutions.

Local authority Shropshire Council 0345 678 9000.

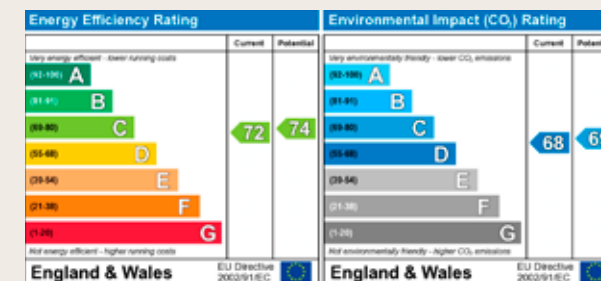
Fixtures and fittings Only those items known as fixtures and fittings will be included in the sale. Certain items such as Lutron lighting, Bespoke Visual/Audio systems, light fittings and carpets are available by separate negotiation.

Wayleaves, rights of way and easements The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Directions

From Shrewsbury take the A5 North West towards Oswestry and proceed along this road until reaching the Mile End roundabout. Take the fourth exit continuing on the A5 towards Llangollen and continue along this road, proceeding through two roundabouts until reaching the roundabout for Gobowen. Take the B5069 to Gobowen and St Martins and continue along this road until reaching St Martins. Proceed through the village and turn right at the T-junction, signposted to Overton and Ellesmere. At the mini roundabout take the second exit and proceed past the post office, continuing for approximately one mile where the entrance to Pentre Morgan Barns will be found on the left hand side. Proceed into the courtyard where The Long Barn will be found on the right hand side.

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