



3 Newnes Barns, Newnes, Ellesmere, Shropshire

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BNP PARIBAS GROUP

# 3 Newnes Barns

## Newnes, Ellesmere, Shropshire, SY12 9HQ

A characterful and spacious barn conversion with flexible accommodation, charming rear garden, double garage and communal grounds

Ellesmere 2 miles, Oswestry 8 miles, Wrexham 13 miles, Shrewsbury 19 miles, Chester 30 miles, Telford 30 miles, Birmingham 63 miles

Open plan hall, kitchen and dining room  
Sitting room | Study | Cloakroom | Utility room  
3 Bedrooms, all en-suite | 2 Mezzanines  
Gardens | Double garage | 2 Parking spaces  
EPC rating C

### The property

Offering superb living accommodation and beautifully presented 3 Newnes Barns has been sensitively converted resulting in a substantial home of poise and character whilst retaining a very friendly feel. This is an exciting opportunity for a new purchaser to live on the rural outskirts of popular Ellesmere.

Architectural details and features are present throughout Newnes Barns giving immense interest and character to the internal accommodation. Internally these details include limestone flooring, oak latched doors, hand crafted oak and wrought iron staircase, wooden beams, exposed bricks and a shaker kitchen with wooden worktops. Externally handmade bricks and a slate tiled roof create an impressive and charming period exterior.

The wide arched front door opens to the cleverly designed spacious and open plan hall, dining room and kitchen. There is ample room for freestanding furniture with the utility, stair

and cloakroom off this living space. The large sitting room has a feature fireplace with dual aspect windows with the semi-open plan study and useful storage room to the rear. To the first floor are three large double bedrooms all with ensuite facilities. The principal bedroom has a vaulted ceiling with a large en suite bathroom, dressing room and useful mezzanine.

### Outside

Externally, 3 Newnes Barns has a paved and estate fenced terrace to the front aspect. The west facing rear gardens are mainly laid to lawn with an attractive parkland feel. There are a variety of mature plants, shrubs, and trees complemented by al fresco seating and dining areas maximising the westerly aspect throughout the day. Parking for two cars is in front of the double garage, with several visitor spaces within the forecourt.

Within the development, for the use of all residents is the communal paddock, allotment area with fruit trees plus raised beds and further gravelled parking.

### Location

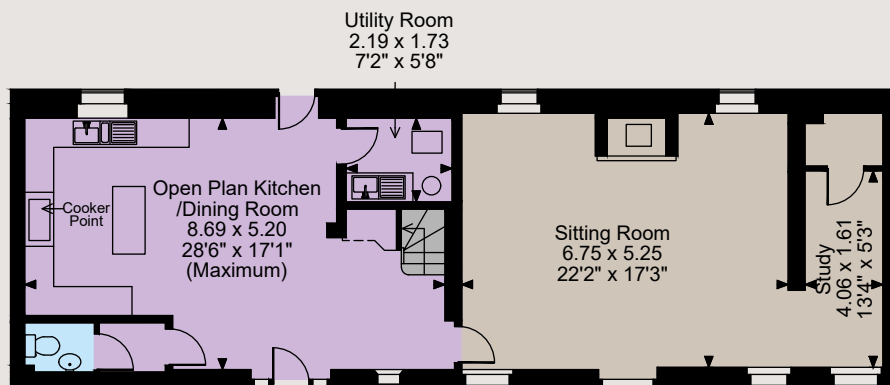
Newnes Barns is on the edge of the well regarded North Shropshire 'Lakeland' town of Ellesmere famous for its meres. Ellesmere has an excellent range of local shopping, recreational and educational facilities, and is within easy motoring distance of the larger centres of Oswestry, Shrewsbury, and Chester offering comprehensive facilities.

There are excellent state and private schools nearby including Packwood Haugh, Ellesmere College, Oswestry School, Moreton Hall School, Lakeside Academy and Ellesmere Primary. There is a railway station in Gobowen, providing access to London, whilst the nearby A5/A483/M54 provides access to Birmingham, Chester and the Midlands, along with regional airports at Birmingham and Manchester.

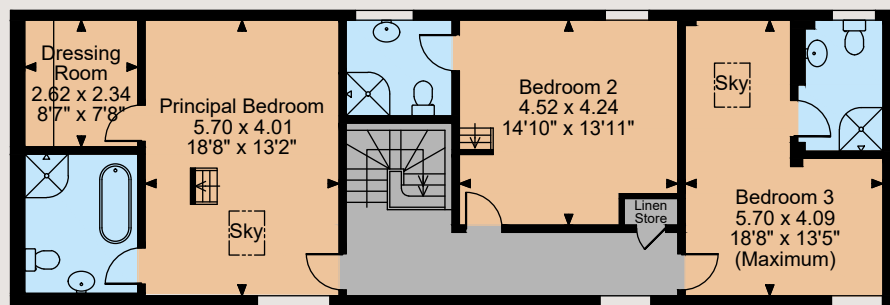




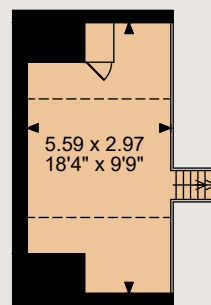
House internal area 2,193 sq ft (204 sq m)  
Garage internal area 306 sq ft (28 sq m)  
For identification purposes only.



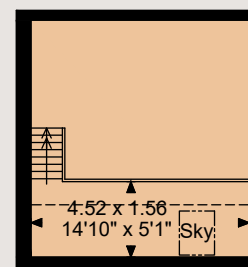
Ground Floor



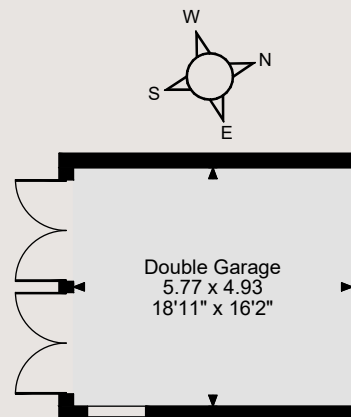
First Floor



Mezzanine



Mezzanine



## Directions

Follow your SatNav directions for SY12 9HQ  
What3words: thread.flops.undivided

## General

**Local Authority:** Shropshire Council

**Services:** Ground source heat pump, mains water and electricity. Drainage is to a shared septic treatment plant that we understand complies with current regulations. Communal service charge for 2024 is £60 per month for maintenance of communal grounds and facilities payable to The Newnes Barns Management Company LTD

**Council Tax:** Band E

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

**Tenure:** Freehold

**Guide Price:** £490,000

**Agents notes:** Maximum of two pets are permitted per property. Permitted pedestrian access across the front terrace of the property for 4 Newnes Barns. There is lighting and power to the double garage.

The heat pump was replaced in 2019.

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Shrewsbury

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