



FOR SALE

Offers in the region of £450,000

1 The Beretuns Old Marton, Ellesmere, SY12 9HZ

A stylishly presented, three-bedroom single-storey detached barn conversion boasting around 1,500 sq ft of elegantly appointed living accommodation, alongside generous gardens which extend to 0.25ac and border open countryside, peacefully situated within a well-regarded development in the hamlet of Old Marton.



Ellesmere (3 miles), Oswestry (7 miles), Wrexham (13 miles), Shrewsbury (20 miles)

All distances approximate.



- Detached Barn Conversion
- Single Storey
- Character Features
- Gardens ext to 0.25ac
- Open Views to the West
- Idyllic Rural Location

DESCRIPTION

Halls are delighted with instructions to offer 1 The Beretuns for sale by private treaty.

1 The Beretuns is an impressive, single-storey barn conversion, which provides almost 1,500 sq ft of thoughtfully arranged and elegantly presented living accommodation with potential to cater to a variety of buyer demographics, whilst presently comprising an Entrance Hall, open-plan Kitchen/Dining space, Sitting Room, Utility Room, family Bathroom, and Three Bedrooms (with the Master enjoying an adjoining En-Suite).

The property is positioned within particularly notable gardens which extend, in all, to around 0.25ac and sit against a backdrop of open farmland whilst enjoying a westerly aspect which allows for glorious sunsets. The gardens have been tended to complement the much celebrated landscape within which the property nestles and, at present, feature expanses of lawn interspersed with, and bordered by, an array of mature planting, established floral beds, and native hedging, these joined by an attractive patio area.

SITUATION

The Beretuns is a select development of just 6 high-calibre barn conversions which lies within the rural hamlet of Old Marton, against a backdrop of undulating fields and unspoilt farmland, whilst retaining a convenient proximity to the nearby lakeland town of Ellesmere which provides a range of day to day amenities, including Schools, Supermarket, Public Houses, and Medical Facilities. The larger towns of Oswestry and Shrewsbury are positioned to the south-west and south-east respectively and offer a wider selection of facilities, with, to the north, the cities of Wrexham, Chester, and Liverpool all within commutable distance.

SCHOOLING

The property is well situated for a number of well regarded state and private schools, including Criftins C of E Primary (rated outstanding), Ellesmere Primary, Lakelands Academy, St. Martins School, Gobowen Primary, Ellesmere College, Moreton Hall, and Oswestry School.

THE PROPERTY

The property is principally accessed via a front door into a welcoming Entrance Hall, and where from to the right one enters into a striking open-plan Kitchen/Dining Room, this serving as the heart of this impressive home with a modern fully-integrated kitchen complete with a range of base and wall units; the room provides a wonderfully versatile and social space for families or entertaining and benefits from a single opening door and a bank of glazing overlooking the front courtyard. Accessed off the Kitchen/Dining Room is a useful and well proportioned Utility Room, boasting a single door which leads onto the rear gardens.

Accessed off the Kitchen/Dining Room is a generously proportioned and welcoming Living Room, boasting a log-burner of contemporary design, a single door which leads onto the rear gardens and double opening doors which open onto the well maintained front courtyard.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



Turning left from the Entrance Hall access is provided to the three Bedrooms, all comfortably sized and with bedroom one benefitting from an en suite bathroom and single-opening door which exit onto the front gardens. The living accommodation is completed by a family Bathroom containing a modern white suite.

OUTSIDE

The gardens are a particularly notable feature of the property and extend, in all, to around 0.25 ac whilst boasting far-reaching views to the west across open farmland.

The gardens have been carefully crafted to serve as an extension to the bucolic and naturally abundant setting, featuring a significant expanse of lawn bordered by established floral beds and mature trees, alongside an attractive patio area, the latter representing an ideal spot for outdoor dining and entertaining, or simply for enjoying the calibre of the location.

The property is further complemented by allocated parking for two vehicles, situated to the side of the property, with further guest parking available.

THE ACCOMMODATION COMPRISES

Entrance Hall:
 Kitchen/Dining Room: 8.74m x 4.57m
 Living Room: 6.78m x 4.69m
 Utility Room: 3.04m x 1.70m
 Family Bathroom:
 Bedroom One: 4.55m x 3.87m
 En-Suite:
 Bedroom Two: 4.40m x 3.05m
 Bedroom Three: 3.52m x 3.02m

W3W

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DIRECTIONS

Leave Ellesmere to the south-west via the A495 in the direction of Oswestry. Around half-way up The Brow, turn right (signposted The Perthy) onto a country lane and continue for 0.5 miles until the road forks, here keep right and proceed for a further 3 miles where the Beretuns will be positioned on the right, with number 1 immediately to the left as you enter the development.

SERVICES

The property is understood to benefit from mains electricity. Water is provided by a private supply and drainage is to a communal system. Heating is provided by LPG to an underfloor heating system.

TENURE AND POSSESSION

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

COUNCIL TAX

The property is shown as being within council tax band D on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS

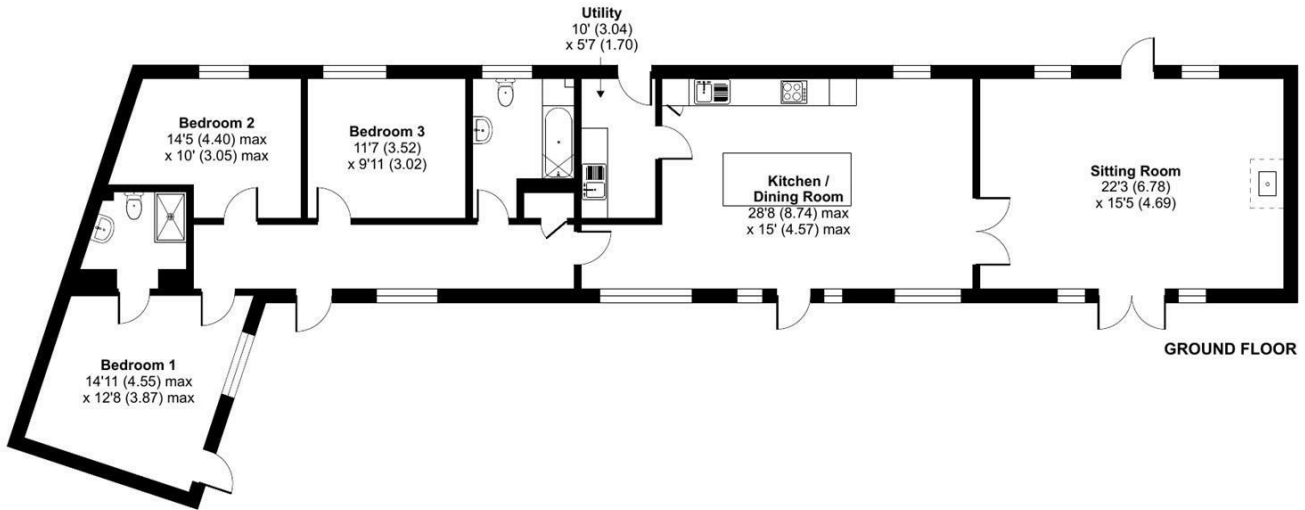
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

Approximate Area = 1495 sq ft / 138.9 sq m
For identification only - Not to scale



GROUND FLOOR

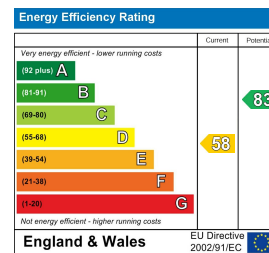


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1458824

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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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Ellesmere Sales

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