

Town & Country

Estate & Letting Agents



Rose Barn , The Trench, SY12 9DT

Offers In The Region Of £325,000

This beautifully converted 2-bedroom barn offers a unique blend of character and practicality, perfect for those seeking countryside charm with modern comforts. Located just a short distance from the picturesque town of Ellesmere, the property enjoys a peaceful rural setting while remaining conveniently close to local amenities. The home features a spacious kitchen/diner and a light-filled conservatory ideal for relaxing. Additional highlights include separate studio rooms offering flexible space for a home office or hobby rooms. Outside, the property boasts a workshop, two useful sheds, and a paved area with raised beds – perfect for gardening or enjoying the outdoors in a low-maintenance setting.

Directions



Accommodation Comprises

Hall



The hallway has a stable door, a radiator, Velux window and tiled floor.

Kitchen/Diner 12'3" x 18'8" (3.74m x 5.7m)



The kitchen/diner has French doors leading to the conservatory, two windows to the rear and a part glazed door to the rear. Tiled flooring, exposed brickwork, characterful vaulted ceiling and beams. There are wall and base units with worktops over along with a display cabinet, plumbing for a dishwasher and space for a washing machine. A electric ceramic oven with an extractor fan, a ceramic sink with mixer tap, part tiled walls and a radiator.

Additional Photo



Additional Photo



Conservatory 9'7" x 6'4" (2.93m x 1.94m)



The conservatory has a tiled floor with French doors leading to the garden.

Bedroom One 9'3" x 12'0" (2.82m x 3.66m)



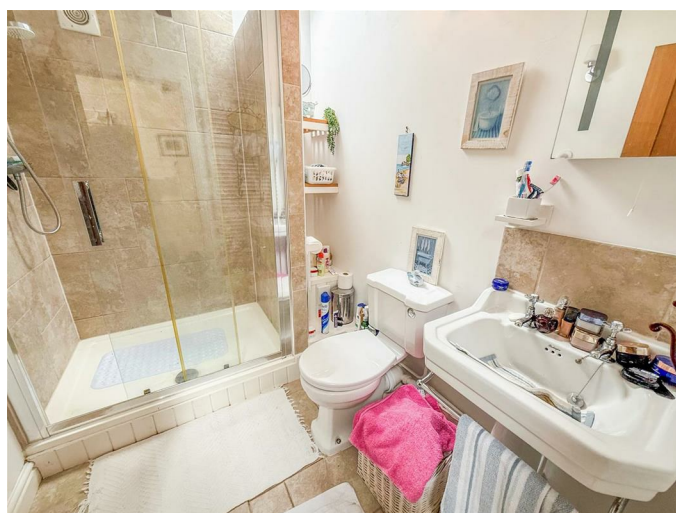
Bedroom one has a window to the rear, a window to the side and a radiator. A characterful vaulted ceiling with panelled bed head and wall lights.

Bedroom Two 8'3" x 8'2" (2.53m x 2.5m)



The second bedroom has a window to the rear, a radiator and wall lights.

Bathroom



The bathroom has a double shower with mains powered shower, w/c and a wash hand basin. A heated towel rail, tiled floor and a wall mounted extractor fan. Shelving, spot lighting and wall lights.

Utility Room 9'3" x 4'11" (2.84m x 1.5m)

The utility room has space for appliances.

To the Side



Double gates lead onto the property and to there is a large gravelled area which provides parking for multiple vehicles. There is a gated block paved area to the rear with raised beds, a greenhouse, and two sheds.

Additional Photo



Shed 22'8" x 5'9" (6.93m x 1.77m)



Open space with a door leading to the second shed.

Additional Photo

Second Shed 21'7" x 6'10" (6.59m x 2.1m)

The second shed with open space, leads to the work shop.

Workshop 15'3" x 5'5" (4.65m x 1.66m)



Yard Area

At the front of the property there are raised beds with a water feature.

Hobby Rooms - hallway

The property also benefits from attached hobby rooms. The hallway has a window to the front, part glazed door to the front. There is tiled flooring and a radiator.

Studio/Hobby Room One 8'6" x 17'9" (2.61m x 5.43m)

This studio room has French doors that lead onto the garden, a radiator and spot lights.

Studio/Hobby Room Bathroom

This room has a shower with mains, w/c and a wash hand basin on a vanity unit. A heated towel rail, spot lights and panelled walls.

Studio/Hobby Room Three 7'9" x 10'9" (2.38m x 3.29m)

This room has a radiator.

Studio/Hobby Room Four

This studio room has a window to the side, wall and base units and a stainless steel double sink. There is plumbing for a washing machine, space for a fridge/freezer and a radiator. An electric oven, electric hob and part tiled walls.

Additional Photo



Boiler room

The boiler room has an oil boiler and storage.

Additional Photo



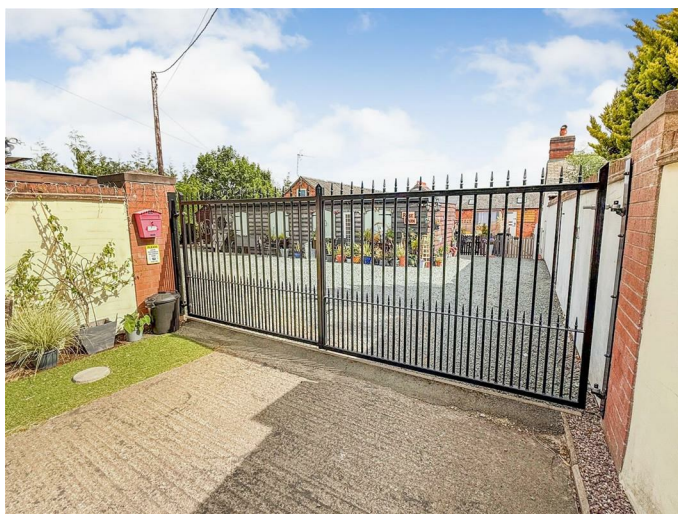
Additional Photo



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Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band A.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 2.00pm

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

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Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

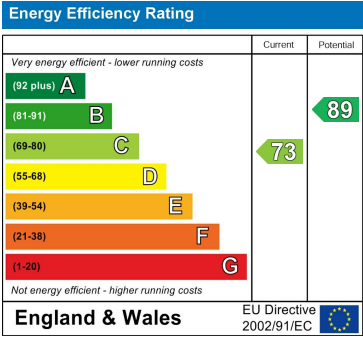
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Floor Plan

Area Map



Energy Efficiency Graph



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