



£595,000 Guide Price

The Brambles, Windy Oak Barns, Ellerdine

Barn Conversion | 4 Bedrooms | 3 Bathrooms

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Grantham
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Step Inside

Key Features

- Recently Developed Barn Conversion
- 2 En-suite Bedrooms
- Exposed Beams and Vaulted Ceilings
- Beautiful Countryside Views
- Views of 25 Acre Woodland
- Option to Purchase Chain Free
- The Local Area Boasts Abundant Equestrian Facilities
- Eco-Efficient: Air Source Heat Pump and Ground Floor Underfloor Heating

Property Description

The Brambles is a stunning barn conversion offering a unique blend of modern living & rustic charm. Featuring an impressive open-plan kitchen, spacious bedrooms with ensembles, and a tranquil garden with views over 25 acres of woodland, this property is perfect for those seeking a peaceful lifestyle.

Main Particulars

Nestled amidst the North Shropshire Countryside within a recent development of five stunning barn conversions, The Brambles offers a unique opportunity to own a piece of paradise. Accessed via a picturesque half-mile track that winds alongside a charming farmhouse, each barn conversion boasts its own distinct personality and undeniable charm.

The Brambles seamlessly blends modern living with rustic charm. Step inside and be greeted by a light-filled open-plan kitchen. Sleek grey shaker units complement the contemporary design, while a large central island with storage provides the perfect breakfast sitting area. Top-of-the-range appliances include a fridge, freezer, two ovens, induction hob, extractor fan, dishwasher, and stone worktops. The open plan design flows effortlessly into the hallway, granting access to the utility room and two ground-floor bedrooms.

For year-round comfort, The Brambles boasts an air source heat pump with underfloor heating throughout the ground floor.

The spacious utility room, conveniently located off the kitchen, features matching units and wood-effect flooring that continues from the kitchen and down the hallway. Ample storage caters to your laundry needs with space for a washing machine, tumble dryer, and work surfaces.

Let's explore the ground floor bedrooms. Bedroom one boasts a vaulted ceiling with exposed beams, plush fitted grey carpet, and a door leading to a private outdoor space - ideal for enjoying a morning coffee or a quiet exit. A window allows for additional natural light. Completing this haven is a modern ensuite bathroom with a walk-in shower featuring a rainfall showerhead, a cream vanity basin, WC, and an illuminated mirror.

Bedroom two is another spacious suite, featuring vaulted ceilings with exposed beams and double doors leading outside. The versatility comes with a jack-and-jill style ensuite bathroom, accessible from both the bedroom and the hallway, offering a convenient downstairs bathroom for guests. The bathroom features a matching suite to bedroom one's ensuite, with a walk-in shower, vanity basin, WC, and an illuminated mirror.

The open-plan living area exudes an inviting and welcoming atmosphere, perfect for entertaining. Two sets of double doors bathe the space in natural light and provide seamless access to the garden. Oak LVT flooring adds a touch of warmth, while a corner log burning stove creates a cosy ambiance. Ascend the staircase with its carpet runner and stair rods, guided by the oak banister, to discover the first floor.

The first floor comprises two further bedrooms and a family bathroom. The light-filled landing, thanks to a Velux window, leads to bedroom three. This spacious room boasts a large window offering breath-taking views of the woodland across from the garden. Bedroom four provides another convenient double bedroom with views overlooking the garden.

The family bathroom features a sleek navy vanity unit with WC, basin, and a panelled bath with an illuminated mirror, completing the exquisite living space.

Step outside and discover your private sanctuary. To the front, a small courtyard garden with an outside tap and paved pathway leads you to the front door. Nestled conveniently beside this is a dedicated electric vehicle charging point, ensuring your electric car remains fully charged. A gravelled driveway provides parking for two cars, while a garage equipped with an electric door offers additional security and protection for your vehicle. Ample parking is also available for any guests.

The rear garden is mainly laid to lawn, complemented by a large paved patio area accessible from the lounge through double doors.

But the magic doesn't stop there! Imagine the tranquillity of owning The Brambles, with 25-acre woodland just steps away. A public footpath leads through this picturesque setting to the roadway at Peplow, perfect for exploring on foot.

As the world becomes increasingly reliant on technology, The Brambles ensures you stay connected. The property is equipped with high-speed fibre broadband, with ethernet connections strategically placed in every room. This guarantees seamless internet access, ideal for remote working, online gaming, or video streaming - ensuring everyone in the household can enjoy a reliable and lag-free digital experience.

Kitchen/breakfast room | Utility room | Open-plan Lounge/dining room | Two ensuite bedrooms | Two further bedrooms | Family bathroom | Driveway | Garage

Telford 11 miles, Shrewsbury 12 miles, Stoke-on-Trent 27 miles, Birmingham 44 miles

Council Tax Band: E (Telford And Wrekin)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden

Location

The Brambles is situated close to the hamlet of Ellerdine with an active village hall and popular Tiddly Public House, offering a sense of community. The historic town of Shrewsbury, just 12 miles away, provides a range of shopping, leisure, and social facilities, as well as a number of highly regarded state, preparatory, and public schools.

Services

Mains electricity, water. Air source heat pump. Private drainage via water treatment plant. Fibre broadband with ethernet connection in every room.

Important Notice

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and you should take advice from your legal representatives and Surveyor.

Money Laundering

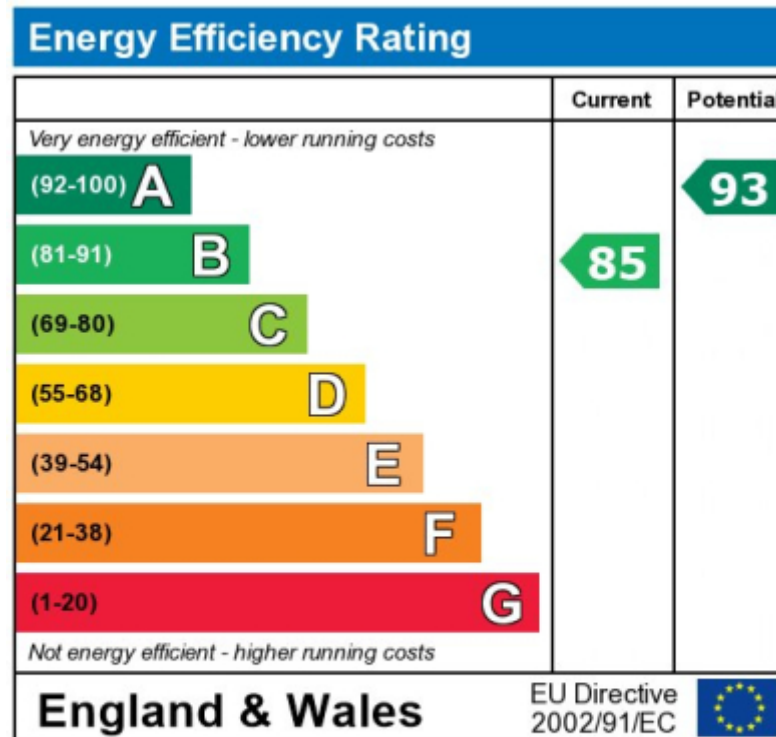
To comply with Money Laundering Regulations (MLR 2017), the successful purchaser will be required to provide evidence of their identity upon acceptance of their offer. This typically includes a passport and/or photographic driving licence accompanied by a recent utility bill.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 13918701 Registered Office: ,



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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