

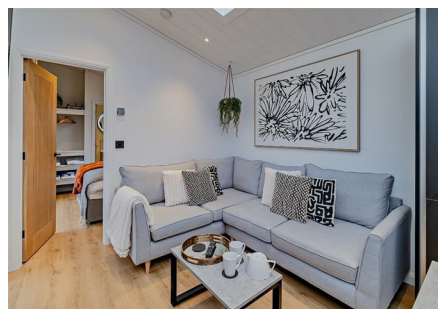


FOR SALE

Offers in the region of £149,995

Stargazer, Barns at Blackwater Meadow, Ellesmere, Shropshire, SY12 9DD

A beautifully designed and fully furnished countryside lodge crafted for relaxation and romance. With two elegant en suite bedrooms complemented by an open-plan living space, all of which features picture rooflights offering views of the skies above; peacefully situated within an award-winning park on the edge of Ellesmere.



FOR SALE

Shrewsbury (17 miles), Wrexham (12 miles), Chester (25 miles), Liverpool, (55 miles).

All distances approximate.



- **Luxury Holiday Homes**
- **Stargazer**
- **Panoramic Rooflights**
- **Two Bedrooms each with En-Suite**
- **Close to Amenities & Attractions**
- **Edge of Ellesmere**

DESCRIPTION

Halls are delighted with instructions to offer "The Stargazer" lodge at Blackwater Barns in Ellesmere for sale by private treaty.

STARGAZER BARN

Escape to The Stargazer, a beautifully designed countryside lodge crafted for relaxation and romance. With two elegant en suite bedrooms—one king-size, the other a flexible super king or twin,. The spacious lounge features a Smart TV and stunning roof windows that frame the night sky, perfect for stargazing from indoors. These panoramic windows also grace the bedrooms and dining area, bringing the outdoors in.

Step into your private garden oasis, complete with an outdoor kitchen and gas barbecue, covered dining area, fire pit, sun loungers, and hanging egg chairs. For ultimate indulgence, soak in your private hot tub and enjoy the welcome hamper on arrival. Whether you're seeking a romantic retreat or a peaceful escape, The Stargazer offers the perfect blend of luxury, serenity, and star-filled skies.

THE DEVELOPMENT

The Barns at Blackwater Meadow is an exclusive development in Ellesmere, Shropshire - the properties provide a place to escape and come home to. With lush green landscapes, canals and meres the Barns at Ellesmere are surrounded by the area's top attractions on your doorstep. A place where unforgettable memories are made with the people that matter to you the most. Each one of the recently built properties features beautiful interiors and with unbeatable meadow and woodland views, there's no better place to enjoy a luxury getaway, time and time again.

SITUATION

The Barns at Blackwater Meadow are nestled on the perimeter of the peaceful, country township of Ellesmere. Situated within an area known as the Lake District of Shropshire, Ellesmere provides a range of day-to-day amenities and attractions, with Supermarkets, independent Boutiques, Public Houses, and Restaurants all close at hand, alongside the many beauty spots and countryside attractions which make north Shropshire a haven for guests, holiday-makers, and residents.

The Barns are conveniently situated for access to the wider area, with transport links allowing comfortable travel to not only Shropshire but the surrounding counties; Shrewsbury, the thriving heart of the county, lies within a 30 minute drive, with Chester and Wrexham both readily reachable in under an hour.

The rugged landscape of the Snowdonia National Park can be directly accessed via the A5 in a little over an hour.



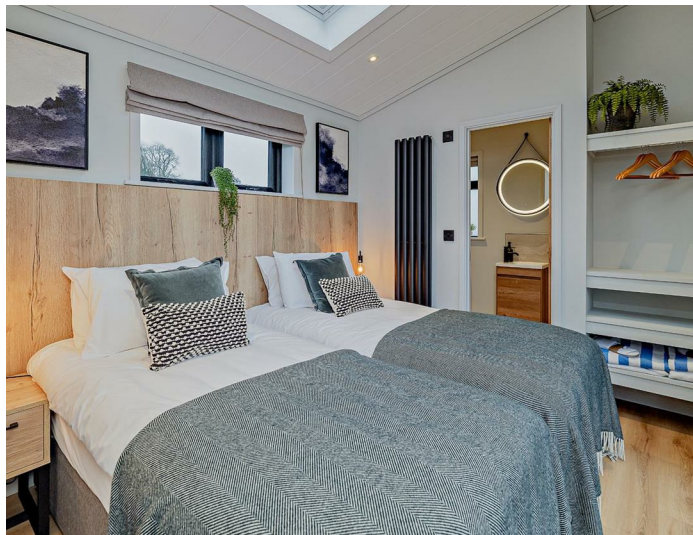
1 Reception
Room/s



2 Bedroom/s



2 Bath/Shower
Room/s



SPECIFICATION GUIDE

Wi-Fi Points in all Barns
Fully Fitted Kitchens with hob, oven, dishwasher, fridge/freezer, wine cooler, and washer/dryer.
Dining Table and full hard furnishing sets
Smart entry system
Choice of expertly curated interior design schemes, with Farrow & Ball colour schemes
Entertainment systems including Smart TV's
Luxury soft furnishings including sofa, curtains, and flooring
Plus Car Chargers, Hot Tubs, Fire Pits, and Hammocks available upon request.

DIMENSIONS

Living/Kitchen Space: 6.33m x 3.04m

Bedroom One: 3.16m x 3.04m

En-Suite:

Bedroom Two: 2.74m x 3.04m

INVESTMENT POTENTIAL

A fully furnished luxury holiday home means you can enjoy regular getaways, whilst also earning a rental income from your property.

With the UK staycation market booming and growth expected to continue, it's the perfect time to buy. The Barns is an easy investment choice – with everything from bookings via Hoseasons, to onsite guest services and on-going maintenance, taken care of.

DIRECTIONS

W3W ///ounce.decimal.tribes

From The Mere, continue into Ellesmere and, immediately after the petrol station, turn left onto Watergate St, continuing until a sharp right hand bend leads into the heart of the town centre, here continue straight on onto Birch Road for around 0.75 miles where The Barns at Blackwater Meadow will be located to your left.

SERVICES

The Barns benefit from mains water and electricity, with independent LPG connections.

METHOD OF SALE

The Barns are offered for sale by Private Treaty and vacant possession will be given upon completion of the sale.

TENURE

The Barns will be offered on a 50 year licence, with an annual licence fee of £5,500 +VAT.

The Barns cannot be used as a residential home.

LOCAL AUTHORITY

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

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.

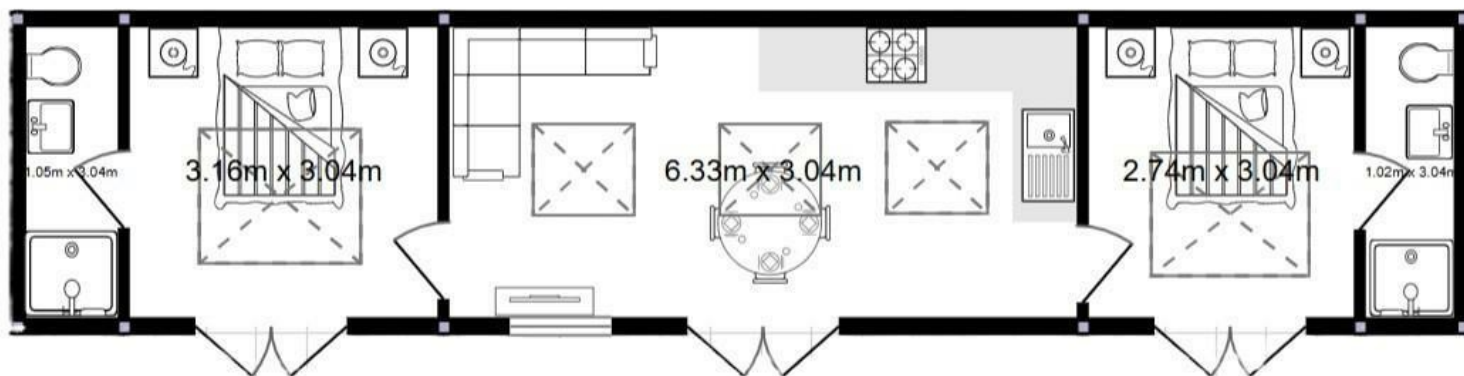
The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

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

FOR SALE

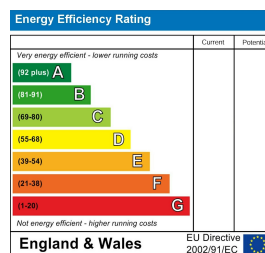
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

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



01691 622602

Ellesmere Sales

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW

E: ellesmere@halls.gb.com



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