



Swallow Cottage, Great Ness Barns, Great Ness
Shrewsbury, Shropshire **SY4 2LP**



Swallow Cottage. Great Ness, Shrewsbury SY4 2LP

A uniquely converted and beautifully finished detached contemporary barn with private grounds in a stunning location.



Tenure: Available freehold

Local authority: Shropshire Council

Council tax band: F





The Property

Swallow Cottage is a uniquely designed, larch clad, and hand cut sandstone barn, offering lateral spacious accommodation with wonderful vaulted ceilings, plenty of natural light and a blend of outstanding, original and high specification features and conveniences. Internally, sheep's wool insulation combined with an air source underfloor heating system provide an energy efficient and clean, healthy living environment.

The relaxed and luxurious sitting room boasts an airy reception room with vaulted ceiling, engineered oak boarded flooring, custom made display units and a mid-height wood burner; off which, each room has been thoughtfully designed to offer maximum living space

A large, open plan kitchen/dining room benefits from further custom-made units, Siemens and Bosch integrated appliances, complemented by striking Italian Terrazzo tiled flooring, which continues externally, via large glazed sliding doors, to an expansive terrace area providing easy indoor to outdoor living, perfect for dining and entertaining, and looking towards Hopton and Nesscliffe Woods.

The flow of three bedrooms, one with ensuite, and family bathroom continues with meticulously designed and bespoke fittings.

The barn has been configured so that the two entrance halls offer access from both sides of the property with a utility room, cloakroom and a boarded loft offering extra storage space, and potential for conversion, subject to approval.

Services

Mains electricity and water, air source central heating, private drainage. EV charger.











Gardens & Grounds

The gated, landscaped grounds of Swallow Cottage offer generous parking with a variety of seating areas, useful for entertaining, and enjoying its magnificent private setting with far reaching rural views. A detached garage is currently utilised as a gym, and the adjoining office is fully equipped for home working and digital life with FTTP internet connections. A shed provides further storage space.



Location

Swallow Cottage is nestled at the foot of the iconic Nesscliffe Woods, surrounded by beautiful unspoilt North Shropshire countryside and within a quintessentially British village setting, providing a peaceful location, within easy reach of the main routes for commuting. Situated north of Shrewsbury and close to the village of Nesscliffe, known for its pro-active community and popular pub, The Old Three Pigeons, and close to Nesscliffe Hill Country Park. The surrounding countryside offers many opportunities for walking, cycling, riding and outdoor activities.

The towns of Shrewsbury and Oswestry are equidistant, and both offer excellent amenities, including bespoke shops, restaurants and cafes. Train stations are found in Shrewsbury, and close to Oswestry, offering onward travel to Chester, London, Manchester, and Birmingham. The county towns of Chester and Shrewsbury, along with Telford and Midland business centres are also within easy commuting distance. Regional airports include Birmingham, Liverpool, and Manchester.

There are a number of highly regarded schools in the area, both within the private and state sectors, including Adcote Girls School, Ellesmere College, Oswestry School, Moreton Hall, and Packwood Haugh, along with Shrewsbury and Oswestry colleges and schools.

Distances

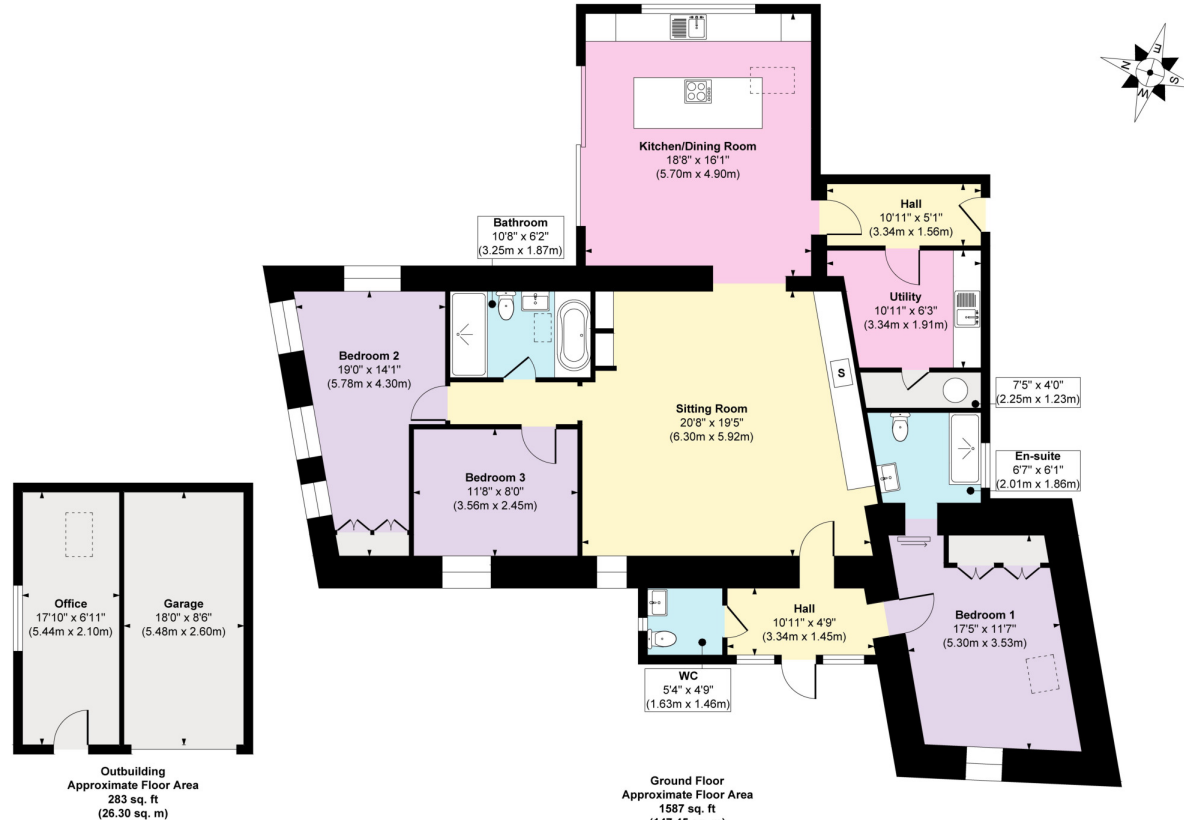
Shrewsbury 8 miles, Oswestry 8 miles

Directions

Taking the A5 north from Shrewsbury and continuing to the Felton Butler roundabout, take the 3rd exit at the roundabout signposted Nesscliffe and after a short distance, turn right, signposted Adcote Girls School, and continue into the smaller village of Great Ness, taking a left turn upon entering the village into a gated driveway, signed Great Ness Barns, where the entrance to Swallow Cottage will be found at the end of the driveway, via further electric gates. [What3Words - models.sparkle.renewals](https://www.what3words.com/)



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Approx. Gross Internal Floor Area
Main House = 1587 sq. ft / 147.45 sq. m
Outbuilding = 283 sq. ft / 26.30 sq. m

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The position & size of doors, windows, appliances and other features are approximate only.
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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2024. Photographs and videos dated December 2024.

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