



**Great Ness Barns**

SHROPSHIRE



# Five exceptional residences converted from grade II listed barns

SITUATED IN STUNNING SHROPSHIRE COUNTRYSIDE, YET IN  
EASY REACH OF SHREWSBURY

A unique and rare collection of curated homes nestled at the foot of the iconic Nesscliffe Wood, accessed by a private gated drive and with outstanding views. The conversion of Great Ness Barns blends the best modern conveniences within beautifully restored traditional buildings.

Undertaken by renowned restoration experts Charters Property, the highest quality of fit, finish and attention to detail is provided as standard.



# Exclusive location. Stunning views. High quality restoration.

SHREWSBURY - 13 MINS • BIRMINGHAM - 56 MINS • CHESTER - 47 MINS





## Sought after village location

The Shropshire countryside needs no introduction; nationally acclaimed, it offers some of the best walking, riding, cycling, climbing, running, water sports and more.

The location of Great Ness Barns is pure Shropshire at its best and has easy access to all the county offers, as well as good road and rail links to further afield.

Situated in the charming village of Great Ness, with nature on the doorstep, yet only 15 minutes from the lively bustling county town of Shrewsbury, is the opportunity to own one of only five beautiful new homes.



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# A new lease of life

ORIGINALLY BUILT AS STABLES IN THE 19TH CENTURY AND NOW REINVENTED AS AN EXCLUSIVE GATED DEVELOPMENT

All the buildings at Great Ness Barns have been meticulously restored to create wonderful places to live. From hand cut replacement sandstone blocks, to new windows and joiner made replica doors the exteriors have been secured for future generations.

Internally, natural sheep's wool insulation works in conjunction with an air source heat pump to provide effortless, energy efficient living, whilst imaginative modern design and exciting details keep things interesting.



### Granary House:

- Detached
- 4 bedrooms
- 3 bathrooms
- 2554 ft<sup>2</sup>

### Swallow Cottage:

- Detached
- 3 bedrooms
- 2 bathrooms
- 1604 ft<sup>2</sup>

### The Gallop:

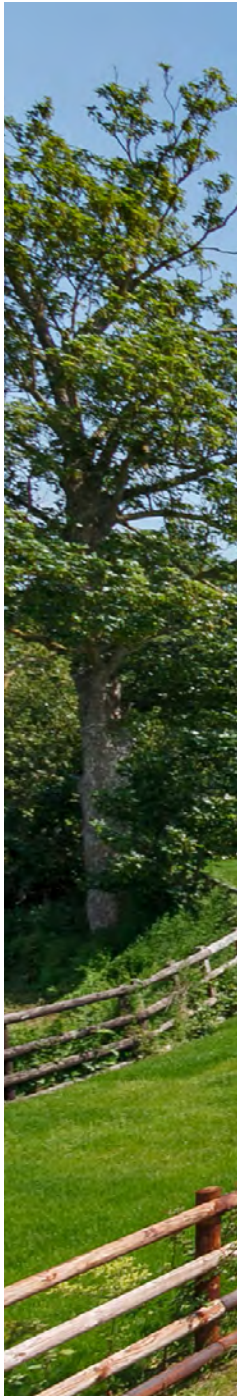
- End Terrace
- 3 bedrooms
- 2 bathrooms
- 1618 ft<sup>2</sup>

### The Tackroom:

- Mid Terrace
- 3 bedrooms
- 2 bathrooms
- 1722 ft<sup>2</sup>

### The Threshings:

- End Terrace
- 3 bedrooms
- 2 bathrooms
- 1657 ft<sup>2</sup>









# Design led contemporary interiors

The best of modern design and state of the art technology has been integrated alongside sympathetic repair and restoration. The result is homes with charm, convenience, and a genuine wow factor.

Fully equipped for home working and digital life with FTTP\* internet connections.

Beautiful finishes: high quality engineered oak flooring, solid ash staircases and hand built kitchens, work seamlessly with efficient underfloor heating to enrich the living experience – and that's before you get to enjoy the amazing views!

\*Super-fast broadband fibre to the property





4 BEDROOM • 3 BATHROOM

# Granary House

Room sizes:

Living 5.1x 7.2 // Kitchen 4.8 x 4.8 // Dining 7.1 x3.5 // Master  
 bed 4.8 x 4.8 max // Bed 2 3.7 x3.2 // Bed 3 2.8x 3.7 // Bed 4 3.7  
 x 3.7 max

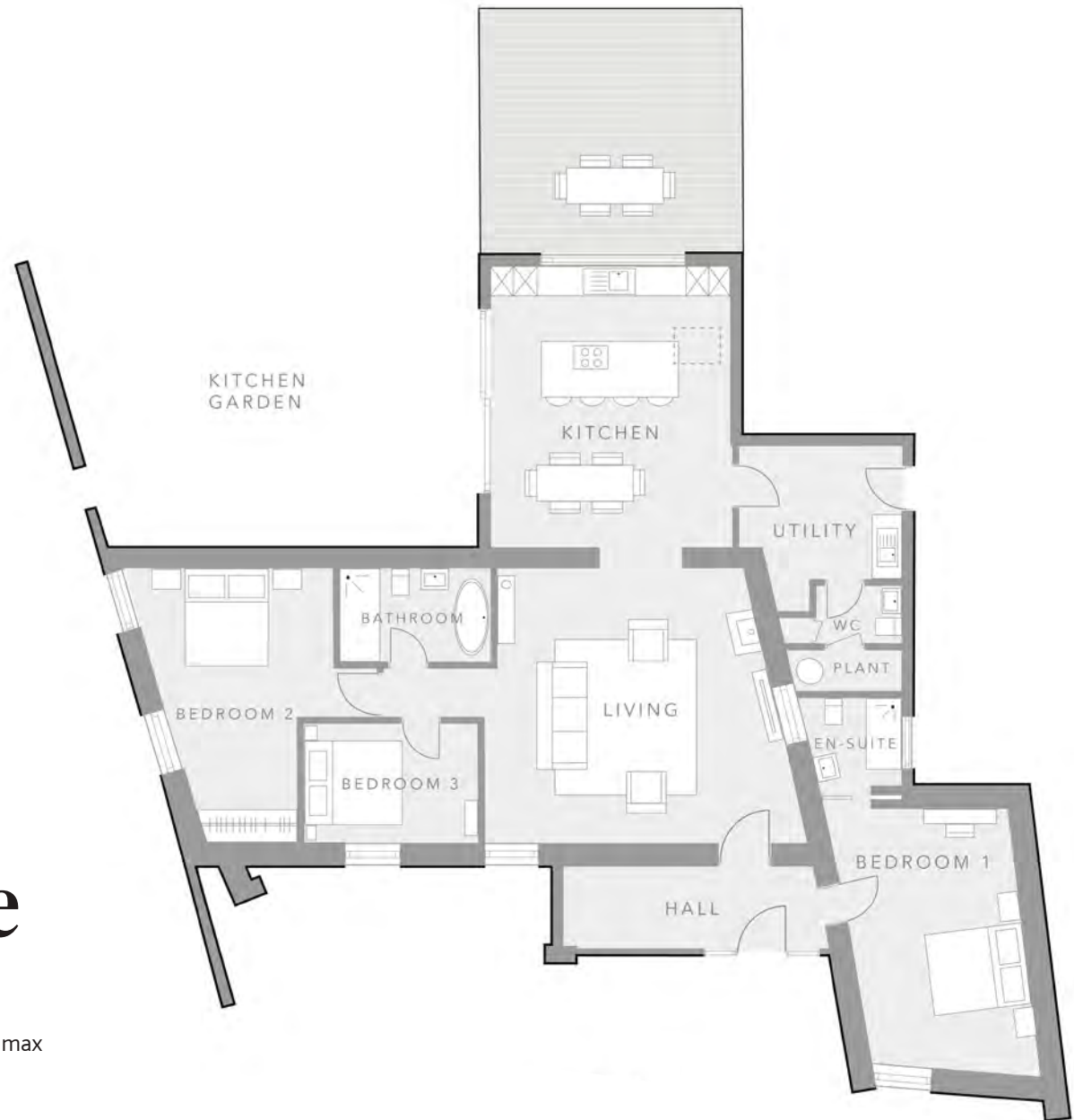
3 BEDROOM • 2 BATHROOM

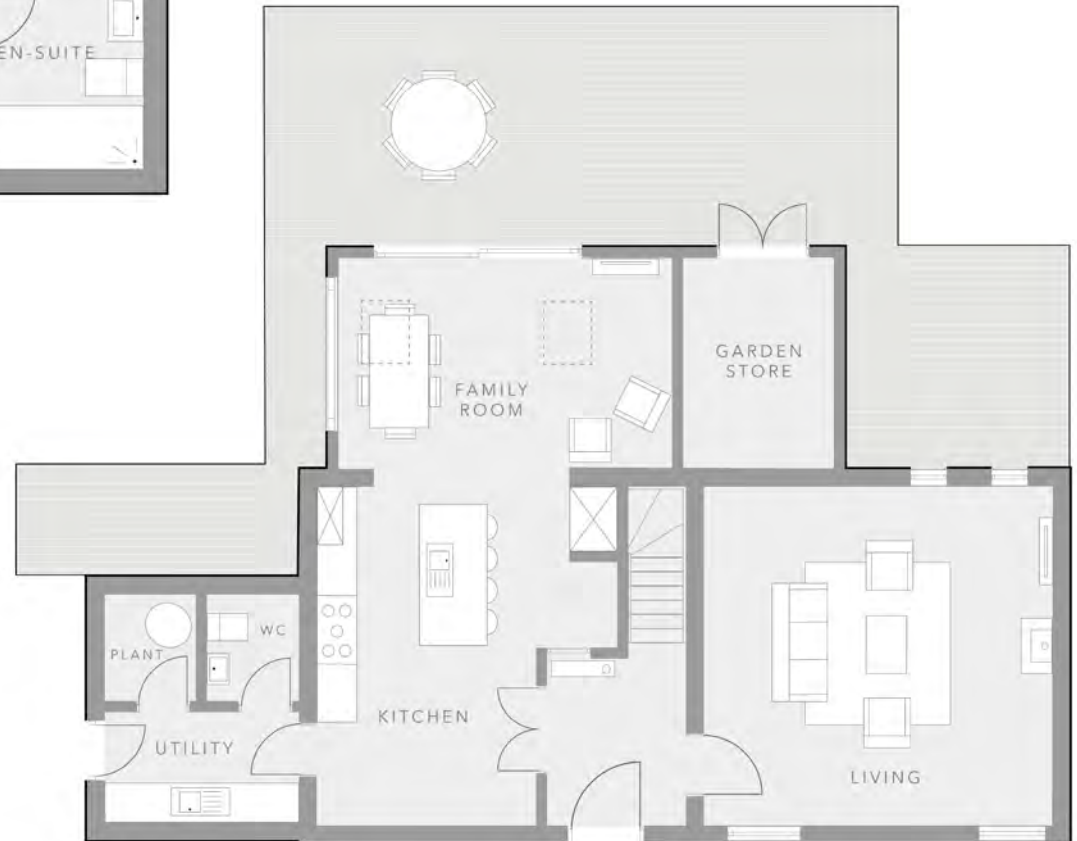
# Swallow Cottage

Room sizes:

Living 6.6 max x 5.5 // Kitchen 5.8 x 5 // Master bed 5.5 x 4.2 max

// Bed 2 5.4 x 3.2 // Bed 3 2.5 x 3.6



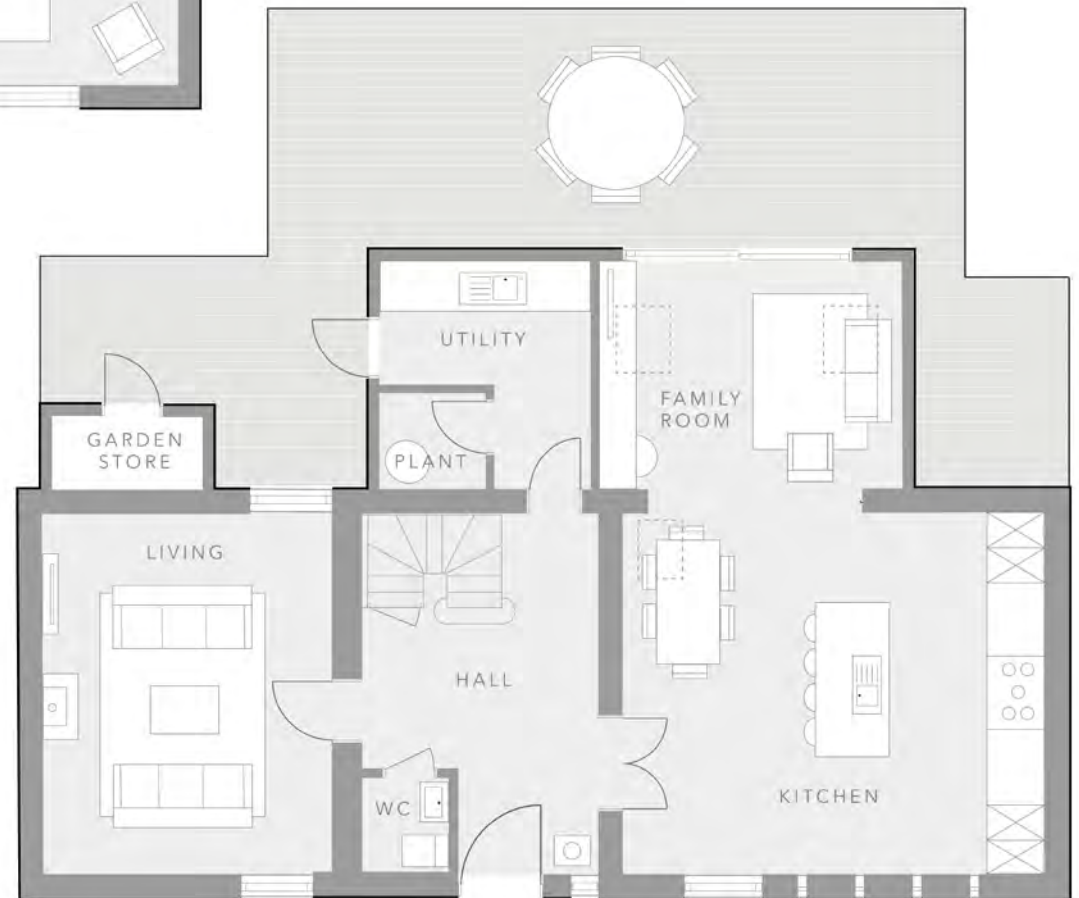


3 BEDROOM • 2 BATHROOM

# The Gallop

Room sizes:

Living 5.4x 5.2 // Kitchen 4.7max x 5.4 // Dining 5.3 x3.3 //  
Master bed 5.3 x 5.5 max // Bed 2 3.6 max x 3 // Bed 3 2.3 x  
3.6max

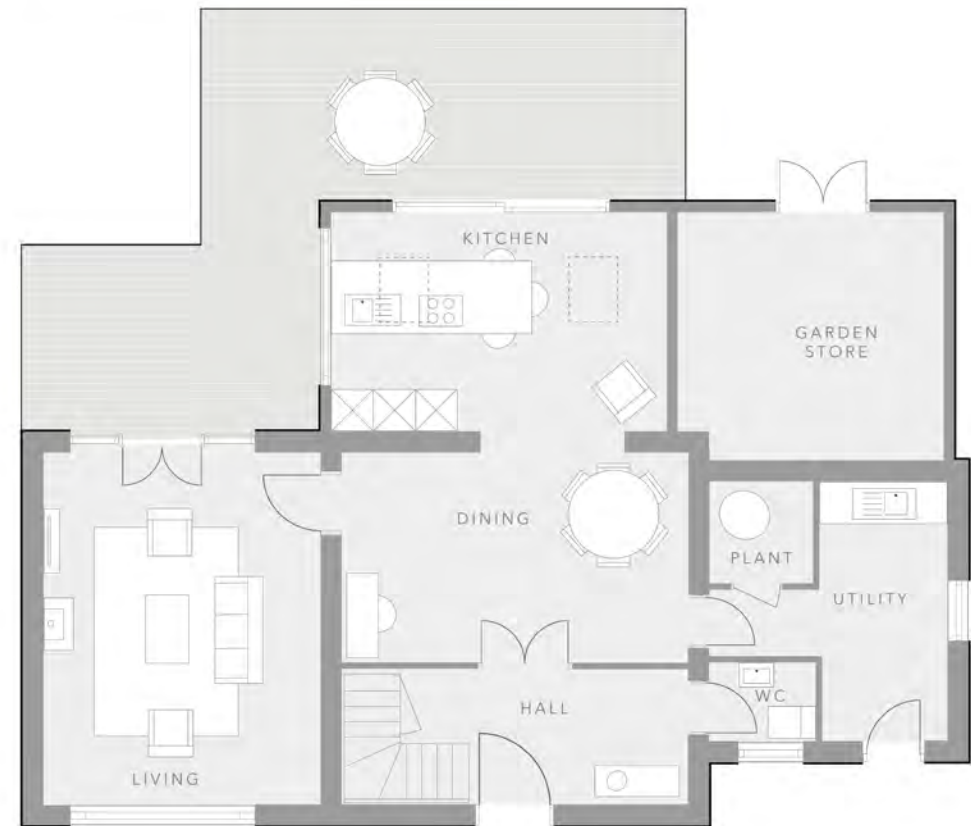


3 BEDROOM • 2 BATHROOM

# The Tackroom

Room sizes:

Living 5x 4 // Kitchen 5.7 x 5.1 // Dining 4.3 x 3.3 // Master bed  
5.1 x 5.6 max // Bed 2 2.5 x 4.1 max // Bed 3 2.6 x 4.1 max



4 BEDROOM • 3 BATHROOM

# The Threshings

Room sizes:

Living 5.1 x 4.2 // Kitchen 3.3 x 5.1 // Dining 5.2 x 3.2 // Master bed 5.3 x 3.3 max // Bed 2 2.5 x 4.3 max // Bed 3 2.5 x 4.3 max





GREAT NESS

BARNES

## Kitchen

- Bespoke fitted kitchen
- Quartz stone work surfaces and breakfast bar
- Franke folded stainless steel sink
- Franke stainless steel tap
- A range of 'A' rated integrated appliances by Siemens & Bosch to include:
- Induction hob
- Oven / range cooker
- Fridge/freezer
- Dishwasher

## Flooring & Finishings

- Engineered oak and natural stone to hallways and kitchen areas
- Wall and floor tiles to bathrooms and en-suites
- Wool carpet to living room and bedrooms
- Solid ash staircases
- Matt emulsion painted walls and ceilings
- Bespoke painted internal doors with high quality ironmongery
- Enhanced sound insulation

## External

- Parking for 2+ cars per property
- Private garden store
- Low level lighting to front entrances
- Private gardens with planting and deck areas
- Heritage thermally broken Aluminium windows
- Steel rooflights from Clement\*
- Handmade solid Oak doors\*

## Living

- Wood burning stove to living room
- Boarded loft for storage
- Flexible workspace

## Bathroom / Ensuite

- Contemporary style bath with tiled bath panel and toughened glass screen\*
- Slimline shower tray with toughened glass screen\*
- Sanitary ware by Duravit
- Vanity sink units
- Contemporary brassware with chrome & black mixer taps
- Thermostatically controlled rain shower with separate removable hand shower
- Wall and floor tiling by Mandarin Stone

## Mechanical & Electrical

- Independent air source heat pump central heating (environmentally friendly and energy efficient)
- Superfast full fibre broadband to the property
- Zoned wet underfloor heating throughout ground floors
- Electric underfloor heating to bathrooms and en-suites
- Internal CAT6 data cabling to all rooms
- Telephone points to hallways and living rooms
- Shaver sockets to bathrooms and en-suites
- Integral USB charging sockets to living areas and bedrooms

\*Where applicable



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