

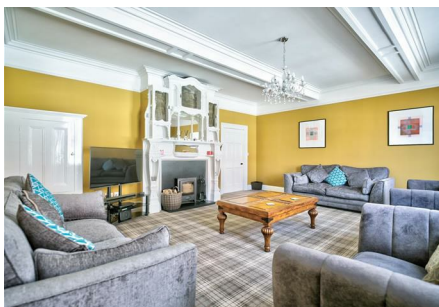


FOR SALE

Offers In The Region Of £497,500

Brownlow House, Scotland Street, Ellesmere, Shropshire, SY12 0DE

A fully and sympathetically refurbished substantial 6 Bedroom, 3 storey, Grade II listed town house, of particular charm and character, providing over 3000 sq ft of accommodation, with an attractively presented courtyard and parking to the rear, together with a ground floor shop premises, situated in the centre of the popular lakeland town of Ellesmere.



Oswestry (8 miles) Wrexham (12 miles) Shrewsbury (16 miles) Chester (28 miles)
 (All distances Approximate)



- Substantial Town house
- 6 Bedrooms
- Extensive Basement (circa 1000 sq ft)
- Ground floor Shop premises
- Courtyard and Parking
- Convenient town centre location

DESCRIPTION

Halls are delighted with instructions to offer Brownlow House, Ellesmere, for sale by private treaty.

Brownlow House is a fully and sympathetically refurbished substantial 6 Bedroom, 3 storey, Grade II listed town house, of particular charm and character, providing over 3000 sq ft of accommodation, with an attractively presented courtyard and parking to the rear, together with a ground floor shop premises, situated in the centre of the popular lakeland town of Ellesmere.

The internal accommodation, which has been conscientiously renovated by the current vendors, provides, on the ground floor, an impressive Reception Hall, Kitchen/Breakfast Room, Dining Room, and a Downstairs Shower Room, together with a surprisingly spacious Sitting Room, Bedroom, Bedroom/Reception Room, and a Bathroom on the first floor, with a further three Bedroom, Bedroom/Study, and accompanying bathroom on the second floor. A surprising feature of the property is the extensive basement (circa 1000 sq ft) which is currently utilised as storage/Utility space, however, does provide immense potential for conversion into independent living accommodation, if required (subject to LA consent). The property benefits from a number of attractive original features, as well the modern day convenience of a gas fired central heating system.

Externally, to the rear there is a walled gravelled courtyard area, providing a lovely space for outdoor entertaining, together with parking for at least 2 vehicles (accessed via Wharf Road).

The property includes a ground floor Shop Premises which has, again, enjoyed recent refurbishment, with shop frontage directly on to Scotland Street, which is entirely independent from the living accommodation.

The sale of Brownlow House does, therefore, represent the extremely rare opportunity for purchasers to acquire a substantial town house which provides extremely spacious living accommodation along with an attractive rear courtyard and parking, together with an independent Shop Premises, situated in the centre of the popular lakeland town of Ellesmere.

SITUATION

Brownlow House is situated within the centre of the well known north Shropshire lakeland town of Ellesmere. The town has an excellent range of local shopping, recreational and educational facilities yet is still within easy reach of the nearby larger centres of Oswestry (8 miles) and the county town of Shrewsbury (16 miles) both of which have a more comprehensive range of amenities of all kinds.

THE ACCOMMODATION COMPRISES:

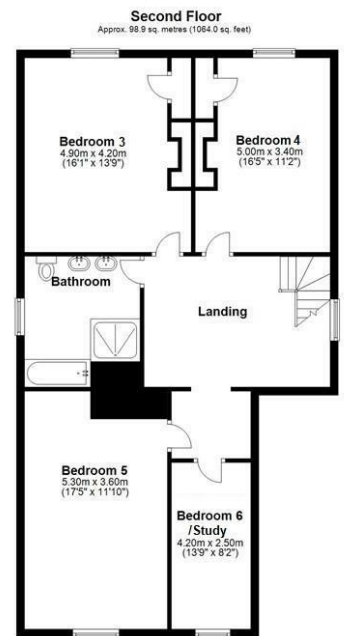
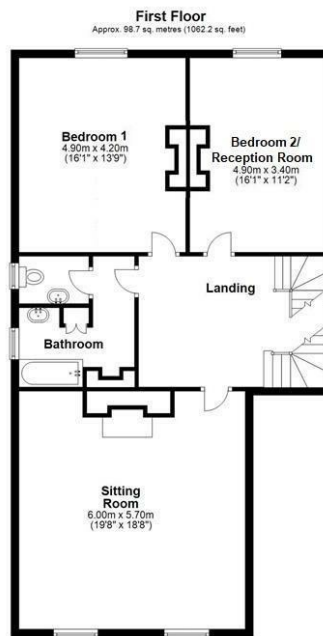
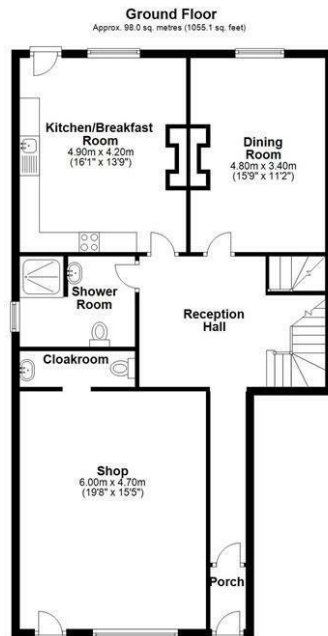
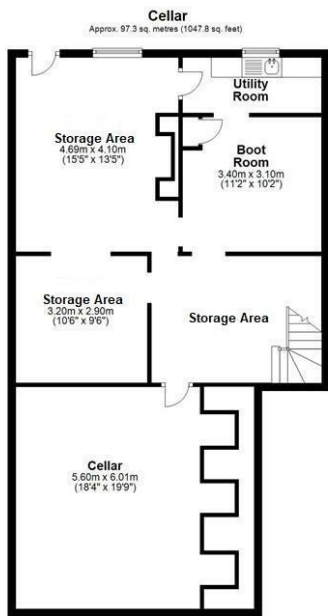
A traditional wooden entrance door with glazed panel above opening into an:

ENTRANCE HALLWAY

With a tiled floor, coving and a partly glazed door leading through to a:

RECEPTION HALL

With an impressive oak staircase leading to the first floor, former door to the shop premises (now blocked off) and a door to the:



Total area: approx. 392.9 sq. metres (4229.1 sq. feet)
Brownlow House

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception Room/s



6 Bedroom/s



3 Bath/Shower Room/s



BASEMENT

45'11" x 19'8"

(Approximate maximum overall measurement) Which is a most impressive feature of the property providing various storage rooms including a Utility Room, with planned space and plumbing for a washing machine and dryer, and an attractive fireplace. There is rear entrance door leading to the rear courtyard. The Basement provides immense potential for conversion in to further living accommodation or, potentially, independent living accommodation, if required (subject to LA consent).

A further door leads from the Reception Hall in to a:

SHOWER ROOM

Tiled flooring, underfloor heating, a double shower cubicle with mains fed shower, low flush WC, vanity hand basin (H&C) and sash window to side elevation.

KITCHEN/BREAKFAST ROOM

16'0" x 13'9"

A fully fitted kitchen including a 'Boston' sink unit (H&C) with woodblock work surface areas to either side, base units incorporating cupboards and drawers, with planned space for a dishwasher, planned space for a fridge and integrated double oven, a range of matching eye level cupboards, attractive cast iron fireplace, door leading out the rear of the property with a stairs leading down to the courtyard and a sash window to rear elevation.

DINING ROOM

16'2" x 10'10"

A sash window to rear elevation, an attractive fireplace with inset cast iron fire grate standing on a tiled hearth.

The impressive oak staircase rises from the Reception Hall to a:

FIRST FLOOR LANDING AREA

Fitted carpet as laid, ceiling coving and a door in to the:

SITTING ROOM

20'0" x 18'10"

A most impressive and surprisingly spacious room comprising fitted carpet as laid, two sash windows to front elevation, picture rail, ceiling coving, fitted corner storage cupboard and an attractive fireplace with inset multi-fuel burning stove standing on a raised hearth.



BEDROOM 1

16'0" x 13'9"

Fitted carpet as laid, sash window to rear elevation, a decorative fireplace with cast iron fire grate behind.

BEDROOM 2/SECOND RECEPTION ROOM

16'0" x 11'1"

Fitted carpet as laid, sash window to rear elevation and a decorative fireplace.

BATHROOM

Decoratively tiled flooring with underfloor heating, a bath (H&C), hand basin (H&C) with fitted cupboard below, sash window to side elevation and cast iron fire grate and linen cupboard.

SEPERATE WC

Further underfloor heating, hand basin (H&C), low flush WC and opaque window to side elevation.

A staircase rises from the first floor Landing Area to a:

SECOND FLOOR LANDING AREA

Fitted carpet as laid, ceiling coving.

BEDROOM 3

16'0" x 13'9"

Fitted carpet as laid, decorative fireplace with cast iron fire grate behind and sash window to rear elevation.

BEDROOM 4

16'4" x 11'1"

Fitted carpet as laid, sash window to rear elevation, decorative fireplace with cast iron fire grate behind.

BATHROOM

10'10" x 10'3"

Tiled underheated flooring, sash window to side elevation, panelled bath (H&C), His & Hers sinks, tiled shower cubicle with rainhead shower and low flush WC.

An archway leads from the second floor Landing Area to an:



INNER LANDING AREA

Fitted carpet as laid, loft hatch leading to a multi-roomed loft space offering potential for conversion into further living accommodation (PP permitting), and a door in to:

BEDROOM 5

17'4" x 11'9"

Fitted carpet as laid and sash window to front elevation.

A further door leads from the Inner Landing Area in to a:

BEDROOM 6/STUDY

13'9" x 8'2"

Fitted carpet as laid and sash window to front elevation.

OUTSIDE

The property fronts onto Scotland Street in the centre of the popular lakeland town of Ellesmere.

To the rear of the property is a good sized courtyard providing a most unexpected feature of the property and an ideal space for outdoor dining and entertaining, with a brick built barbeque, outside plug sockets, concealed lighting, outside tap, a door in to the Basement, shelved storage area and a general storage shed and bin cupboard with living sedum roof to one corner. There is drive with parking space for at least 2 vehicles, which is accessed from Wharf Road.

SHOP PREMISES

There is a ground floor shop premises with frontage directly on to Scotland Street, comprising the following:-

RETAIL SALES AREA

19'8" x 15'5"

With a door leading through to a:

CLOAKROOM

With low flush WC and hand basin (H&C).

N.B.

The property has previously enjoyed planning permission (now lapsed) for conversion into four independent flats.

SERVICES

We understand that the property has the benefit of mains water, gas, electricity and drainage.

PLEASE NOTE:

Brownlow House is Grade II listed and is situated in a conservation area of Ellesmere.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

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

COUNCIL TAX

The property is in Band 'D' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:[01691] 622602.

FOR SALE

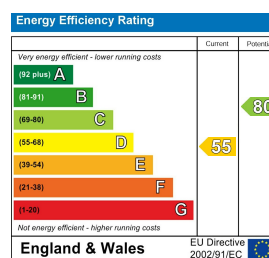
Brownlow House, Scotland Street, Ellesmere, Shropshire, SY12 0DE



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 Rating



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.