

**FOR SALE**

Price Guide £980,000

## Frankton House, Welsh Frankton, Oswestry, Shropshire, SY11 4PA

A particularly attractive and substantial period country house situated within land and gardens extending to approximately 25 acres, or thereabouts, whilst also boasting a fully converted barn (potential to be used as dependent relative accommodation/Holiday Cottage) and a further range of versatile outbuildings, all of which offer scope for modernisation, located in a delightful rural setting within the north Shropshire hamlet of Welsh Frankton.





Ellesmere (3 miles), Oswestry (6 miles), Shrewsbury (19 miles), Chester (28 miles).  
(All distances approximate).



- **Substantial country Home**
- **Requiring modernisation/refurbishment**
- **Converted Barn / potential Holiday Cottage**
- **Range of Outbuildings**
- **Land ext to around 25 acres**
- **Delightful rural location**

## DESCRIPTION

Halls are delighted with instructions to offer Frankton House, at Welsh Frankton, near Ellesmere, for sale by private treaty.

Frankton House is a particularly attractive and substantial period country house situated within land and gardens extending to around 25 acres, or thereabouts, whilst also boasting a fully converted barn (potential for use as a Holiday Cottage) and a further range of versatile outbuildings, all of which offer scope for modernisation, located in a delightful rural setting within the north Shropshire hamlet of Welsh Frankton.

The property, which offers a wealth of internal accommodation extending to over 3000 sq ft, represents an excellent opportunity for refurbishment and modernisation, currently comprising, on the ground floor, an entrance Porch, Dining Room, Living Room, Conservatory, Breakfast Room, Kitchen (with spacious Pantry), Utility Room, Cloakroom, and Boot Room, together with, to the first floor, five Bedrooms (three of which benefit from En-Suites), a Study, and a family Shower Room.

Externally, the property is complimented by generous gardens which surround the property and currently comprise areas of lawn interspersed by floral and herbaceous borders. The gardens, again, may benefit from landscaping in order to realise their full potential.

Most unusually, the property also features a converted barn with excellent potential for a variety of future usages, such as dependant living, and may even offer scope for division into two units (PP permitting).

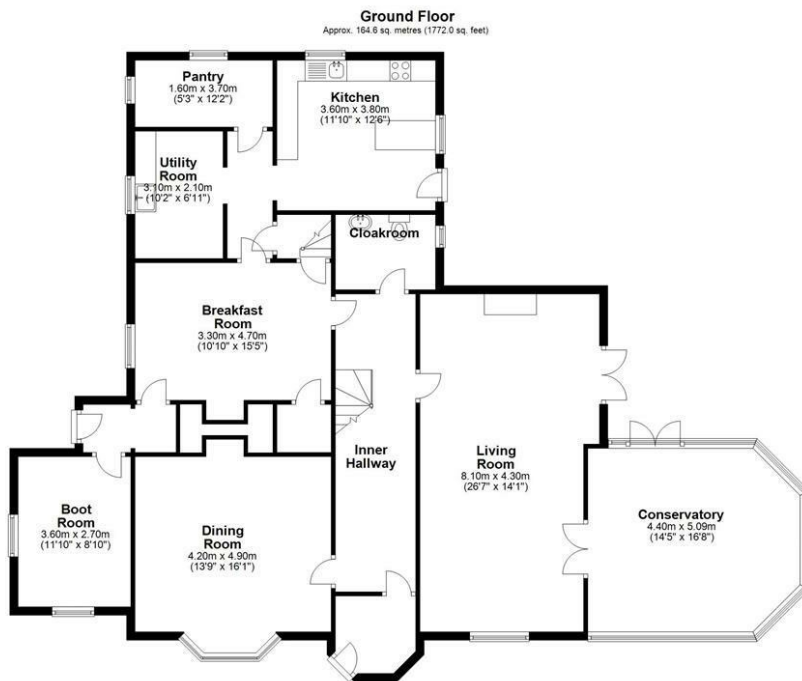
Frankton House also benefits from a further range of versatile outbuildings, to briefly include: Lean-To/Store, Garage/Workshop, General Store/Stables, two bay Portal Frame Dutch Barn, and timber Garage.

The property is situated within land and gardens extending, in all, to around 25 acres, or thereabouts, with the latter being of particular note to those with agricultural or equestrian interests. The land is retained within convenient sized enclosures and is suitable for the grazing of a variety of livestock whilst enjoying excellent views to the South encompassing the Shropshire Hills.

## SITUATION

Frankton House is situated on the outskirts of the hamlet of Welsh Frankton, set back from a quiet country lane a short distance from the A495 Ellesmere to Oswestry Road. The hamlet provides an active Community Hall, Cricket Club, and Church, with a further extensive range of amenities available in the nearby town of Ellesmere (3 miles). The location is popular for commuting to Oswestry, Shrewsbury, Wrexham, Chester and Liverpool, with easy access to regional airports at Liverpool, Birmingham and Manchester. There are a number of highly regarded private and state schools nearby including The Marches, Lakelands Academy, Ellesmere College, Moreton Hall and Packwood Haugh.

## THE ACCOMMODATION COMPRISES:



Total area: approx. 292.0 sq. metres (3142.7 sq. feet)  
**Frankton 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.





3 Reception  
Room/s



5 Bedroom/s



4 Bath/Shower  
Room/s



#### Ground Floor: -

Reception Hall  
Boot Room 3.6m x 2.7m  
Dining Room 4.9m x 4.2m  
Inner Hallway  
Kitchen 3.8m x 3.6m  
Pantry 3.7m x 1.6m  
Utility Room  
Hallway  
Breakfast Room 4.7m x 3.3m  
Downstairs Cloakroom  
Living Room 8.1m x 4.3m  
Conservatory 5.09m x 4.4m  
Side Entrance Porch

#### First floor:-

Galleried Landing  
Bedroom One 4.3m x 4m  
Bedroom Two 4m x 4m  
Bedroom Three 4.9m x 4.1m  
En Suite Shower Room  
Bedroom Four 4.7m x 4.41m  
En Suite Shower Room  
Bedroom Five 3.9m x 3.69m  
En Suite Shower Room  
Study 3.6m x 1.6m  
Shower Room  
[secondary staircase back to ground floor]

#### OUTSIDE

The property is approached from a small council maintained country lane through high level entrance gates (formerly electrically operated but not currently in working operation) leading to a concreted yard with room for the parking and manoeuvring a number of vehicles with the main house to the left hand side and the Barn and Agricultural Buildings to the right.



#### GARDENS

The gardens are a super feature, surrounding the property and being predominantly lawned, interspersed by borders, which are now in need of some landscaping, and maturing bushes and trees. Block paving flanks the front and side of the property with a stone wall forming the boundary between the property and the country lane. Within the gardens in a timber cabin which offers potential for a number of usages and has most recently been used for occupation by a lodger.

#### THE BARN

Fully converted former shippon, recently occupied and including spacious accommodation arranged over two floors offering potential for use as dependant living accommodation, holiday letting or snooker room/gym etc.

#### LEAN-TO GENERAL STORE

17'0" x 7'6"

Offering potential for additional living accommodation

#### OUTBUILDINGS

##### GARAGE/WORKSHOP

Workshop (3.57m x 2.89m)

Garage (9.63m x 9.3m)

Brick elevations, concrete base, power and light laid on, roller shutter front and rear entrance doors.

##### GENERAL PURPOSE STORAGE/STABLES

44'3" x 30'6"

Concrete base, concrete block elevations, concrete block and steel frame construction, concrete base, internally divided in to two stables and four pigs coats ideal for a number of usages including an American style stable barn.

##### TWO BAY PORTAL FRAMED DUTCH BARN WITH LEAN-TO

##### TIMBER GARAGE

16'4" x 9'10"

Lean-to car port to one side



### **LAND**

Situated immediately to the south and west of the property and extending to approximately 24 acres, or thereabouts, with far-reaching views towards the Shropshire hills. The land is retained within six conveniently sized enclosures and represents an excellent opportunity for the grazing of a variety of livestock and horses, whilst also offering possibilities for conversion into equestrian facilities (PP permitting).

Approx 1,000 ft (304m) of the land enjoys canal frontage (Shropshire Union Canal, Llangollen Branch).

### **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 £30 (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.

### **SERVICES**

We are advised that the property benefits from mains water and electric. The central heating is oil-fired. Drainage is to a private system which is due to be renewed prior to completion of a sale.

### **TENURE**

The property is said to be of Freehold tenure and vacant possession will be granted upon completion.

### **LOCAL AUTHORITY**

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

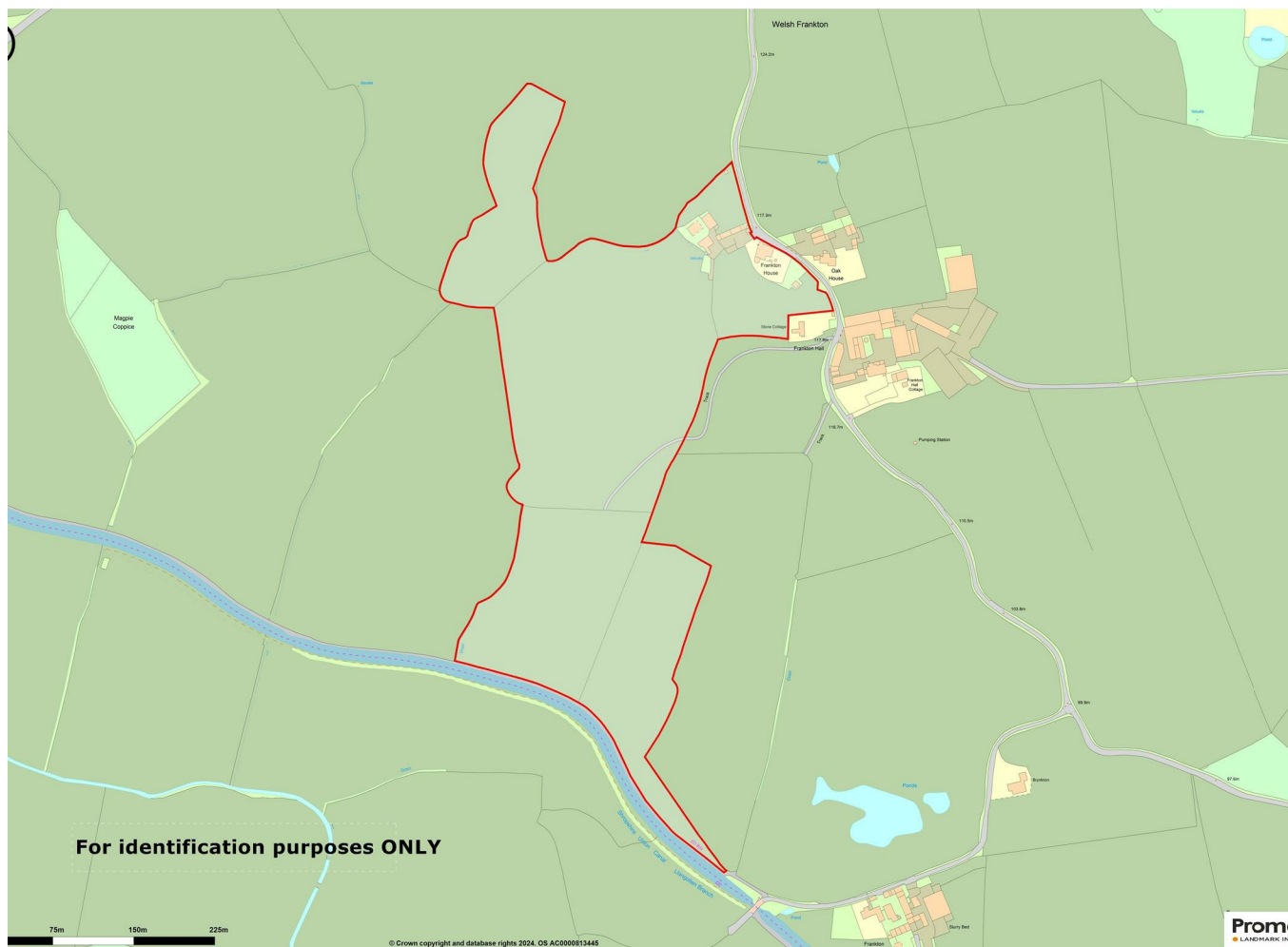
### **COUNCIL TAX**

The property is shown as being within band F on the local authority register.



# FOR SALE

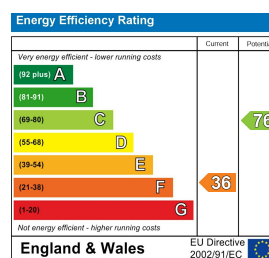
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend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



**Halls** 1845

01691 622602

**Ellesmere Sales**

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

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