

**FOR SALE**

Price Guide £1,100,000

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 (currently utilised 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.



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



- Substantial country Home
- Scope for modernisation
- Converted Barn / 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 (currently utilised 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, currently utilised as a single holiday cottage but 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:

A solid wood front entrance door opening in to a Reception Hall.

BOOT ROOM

11'9" x 8'10"

Window to front and side elevation, inspection hatch to roof space.

DINING ROOM

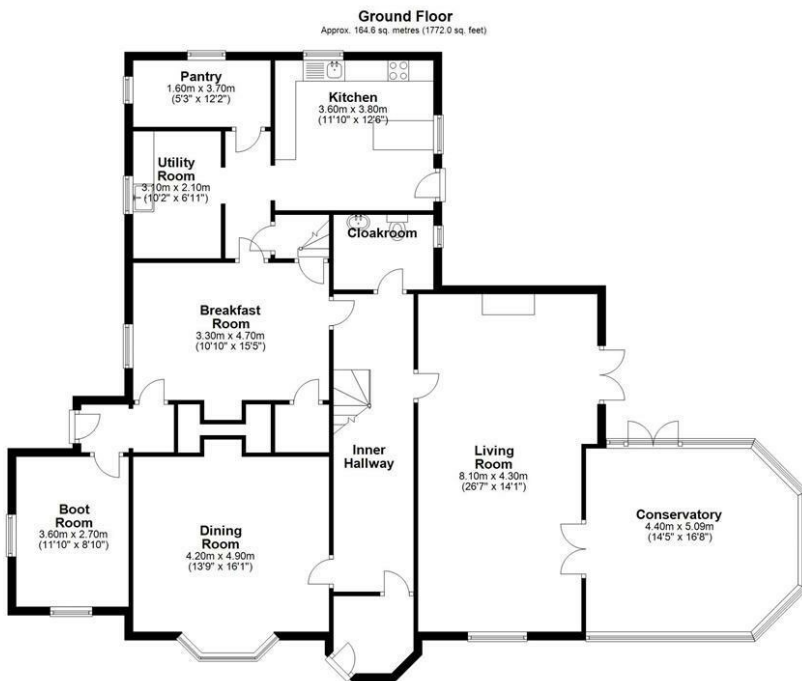
16'0" x 13'9"

Attractive brick fireplace inset multi-fuel burning stove standing on a raised hearth, window to front elevation.

Door in to a linen storage cupboard.

INNER HALL

Ceramic tiled floor, door in to a Pantry and a door in to an understairs storage cupboard.



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



KITCHEN

12'5" x 11'9"

Fitted kitchen comprising a stainless steel one and a half bowl sink unit (H&C), an extensive range of work surface areas, base units below incorporating cupboards and drawers, a Hotpoint four ring halogen hob unit with extractor fan over and double oven below, a stable type rear entrance door, window to rear elevation and exposed ceiling timbers.

UTILITY ROOM

10'2" x 6'10"

Belfast sink (H&C), a Camray boiler, double glazed window to front elevation and exposed ceiling timbers.

HALLWAY

DOWNSTAIRS CLOAKROOM

Vanity hand basin (H&C), low flush WC, window to rear elevation.

LIVING ROOM

26'6" x 14'1"

Attractive timber fireplace with a raised hearth and inset firegrate, window to side elevation, two sets of double opening doors to rear elevation one of which has attractive timber window shutters.

CONSERVATORY

16'8" x 14'5"

Ceramic tiled floor, double opening doors leading out to the rear gardens.

SIDE ENTRANCE PORCH

Window to side elevation and secondary external entrance door.

DINING ROOM

16'0" x 13'9"

Attractive fireplace with open firegrate, picture rail, bay window to side elevation.

FIRST FLOOR GALLERIED LANDING

BEDROOM ONE

14'1" x 13'1"

Glazed double opening doors to rear elevation leading out to a small balcony enjoying excellent elevated views.

BEDROOM TWO

13'1" x 13'1"

Window to side elevation, inspection hatch to roof space, vanity hand basin (H&C) with double cupboard below.



BEDROOM THREE

Window to front elevation, a range of fitted wardrobes, door in to an Airing Cupboard housing the hot water cylinder, vanity hand basin (H&C) with double cupboard below and a door in to:

EN SUITE SHOWER ROOM

Fully tiled shower cubicle with mains fed shower, low flush WC, fitted carpet as laid.

BEDROOM FOUR

15'5" x 14'5"

Window to side elevation, inspection hatch to roof space.

EN SUITE SHOWER ROOM

Pedestal hand basin (H&C), fully tiled shower cubicle with electric shower, low flush WC, window to side elevation.

BEDROOM FIVE

12'9" x 12'1"

Window to rear and side elevations, vanity hand basin (H&C) with cupboard below.

EN SUITE SHOWER ROOM

Fully tiled shower cubicle with mains fed shower, low flush WC, window to rear elevation, a recessed storage cupboard with shelving.

SHOWER ROOM

Pedestal hand basin (H&C), two-man shower cubicle with modern fitted shower, low flush WC, window to front elevation and wood flooring.

N.B.

There is a secondary staircase back down to the ground floor.

STORAGE ROOM

Windows to side elevation, inspection hatch to roof space and laminate flooring.

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 is 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 shippoon, recently utilised as a holiday cottage 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).

SERVICES

We are advised that the property benefits from mains water and electric. The central heating is oil-fired and drainage is to a private system.

TENURE

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

LOCAL AUTHORITY

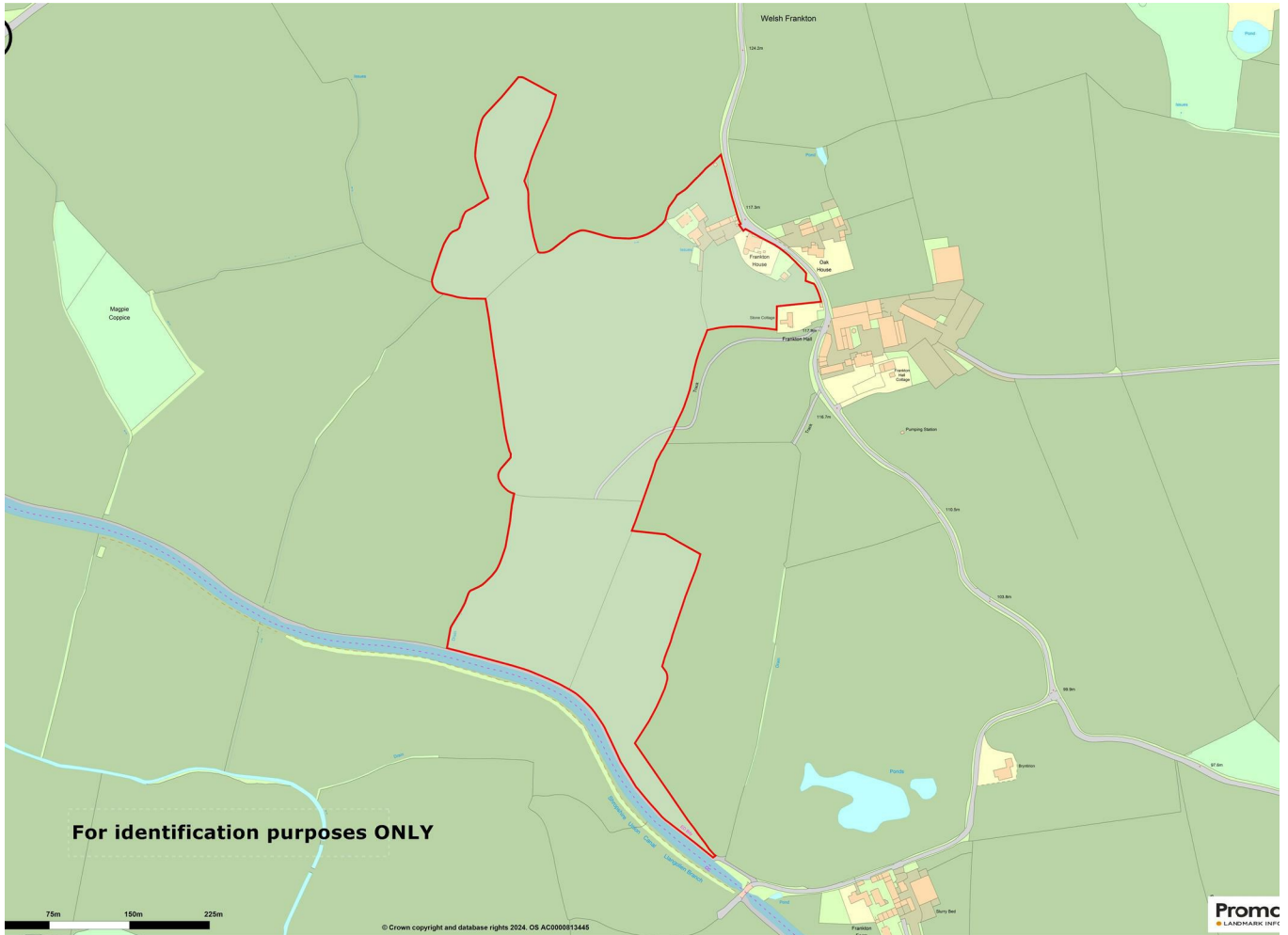
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

COUNCIL TAX

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

FOR SALE

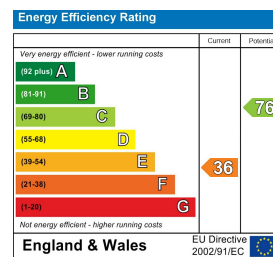
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Energy Performance Rating



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