



FOR SALE

AUCTION GUIDE PRICE £100,000 - £120,000

2, Mill Lane Cottages Horsemans Green,
Whitchurch, SY13 3EA

*** Auction Guide Price: £100,000 - £120,000 ***

A characterful two-bedroom semi-detached property requiring a scheme of modernisation and improvement, set within generous gardens featuring off street parking, peacefully situated in a delightful rural location on the perimeter of the village of Horsemans Green, near Whitchurch.





- **Traditional Features**
- **Scope for Modernisation and Improvement**
- **Characterful Property**
- **Generous Gardens**
- **Off Street Parking**
- **Edge of Village Location**

DESCRIPTION

Halls are favoured with instructions to offer 2 Mill Lane Cottages in Horsemans Green for sale by public auction

2 Mill Lane Cottages is a characterful two-bedroom semi-detached property requiring a scheme of modernisation and improvement, set within generous gardens featuring off street parking, peacefully situated in a delightful rural location on the perimeter of the village of Horsemans Green, near Whitchurch.

Internally, the property offers excellent scope for modernisation and improvement and provides ample opportunity for extension (LA consent permitting), whilst at present comprising, on the ground floor, a Living Room, Dining Room, and Kitchenette, together with two first floor Bedrooms and a Bathroom.

The property once formed part of the "Pig and Whistle" public house and hallmarks of its history can be seen throughout, with a wealth of traditional features on offer in almost every room.

The property sits within generous gardens which, similarly to the interior, could now benefit from a level of attention. Presently, the external space is predominately given over to a grassed area but with, to the front of the property, a paved area providing a space for outdoor dining, with part of the garden acting as driveway for the property.

The property enjoys a delightful rural setting on the edge of this peaceful village, and the sound of the nearby brook only adds to the tranquillity available within the garden.

The sale of 2 Mill Lane Cottages does, therefore, offer an exciting opportunity for purchasers to acquire a characterful two bedroom property offering scope for comprehensive modernisation, set within generous garden and situated in a very pleasant yet convenient rural location.

SITUATION

The property lies on the edge of the village of Horsemans Green, a peaceful rural community situated within easy reach of the larger villages of Hanmer and Penley, both of which offer a range of amenities, including Schools, Public Houses, and convenience Shops. The property is also well located for access to the town of Whitchurch, a historic market town which boasts a wider range of amenities of all kinds.

DIRECTIONS

Leave Ellesmere via the A495 in the direction of Whitchurch, passing through the village of Welshampton until, approximately 2 miles after leaving Welshampton, a left hand turn (signposted Arrowry and Hanmer) leads onto New Road. Continue along this road for around 1.5 miles until reaching the village of Hanmer, where a right hand turn leads into the heart of the village. Continue through the village until reaching the A539, cross over onto a country lane and continue until reaching a "T" junction, here turn left and proceed for around 0.4 miles, crossing the brook, whereupon the property can be found on the left, with parking situated just beyond the property.

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THE ACCOMODATION COMPRISES

A UPVC door with glazed panel opens into the:

PORCH

With painted brick wall, UPVC double glazing onto rear and side elevations, and a door opening into a:

DINING ROOM

Fitted carpet as laid, UPVC double glazed window onto front elevations, wooden door opening into the Living Room, open fire set into decorative hearth and surround, doors allowing access into a useful understairs storage cupboard, and a walkway through to the:

KITCHENETTE

Fitted carpet as laid, UPVC double glazed window onto front elevation, carpeted stairs rising to the first floor, and base units with cupboards below and work surface with inset stainless steel sink above.



2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



LIVING ROOM

Two UPVC double glazed windows onto front elevation, with a further UPVC double glazed window onto the rear offering views of the garden, fitted carpet as laid, open fire sat on raised tiled hearth within part-exposed brick inglenook.

FIRST FLOOR LANDING

Fitted carpet as laid and doors into first floor rooms.

BEDROOM ONE

Fitted carpet as laid, UPVC double glazed windows onto front and rear elevations, two single doors opening into storage cupboards.

BEDROOM TWO

Fitted carpet as laid, UPVC double glazed window onto rear elevation.

BATHROOM

Fitted carpet as laid, UPVC double glazed opaque window onto front elevation, and a bathroom suite to include bath with (H&C) taps above, pedestal hand basin, low flush WC, and door opening into storage cupboard..

OUTSIDE

The property is approached over a grassed parking area, situated to the side of the property, which offers space for the parking of a number of vehicles, This leading on, via a five-bar timber gate, to the:

GARDEN

A lovely feature of the property and larger than one might expect for a property of this size whilst offering a delightful rural aspect. At present comprising a generous area of grass alongside a paved patio area which offers an ideal space for outdoor dining and entertaining, this leading onto a paved walkway which extends to the end of the garden where can be found a timber garden storage shed.

SERVICES

We are advised that the property enjoys mains Water and Electrics, 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 & COUNCIL TAX

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

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY.

BOUNDARIES, ROAD, AND HEDGES

The purchaser (s) shall be deemed to have full knowledge of the boundaries and neither the vendor nor the agent will be responsible for defining the ownership of the boundary fences and hedges.

EASEMENTS AND RIGHTS OF WAY

The property is sold subject to all existing wayleaves of electricity, pipelines, and all public rights of way whether specified or otherwise.

METHOD OF SALE

2 Mill Lane Cottages will be offered for sale by Public Auction on Friday 26th April 2024 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR at 3pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

CONDITIONS OF SALE

2 Mill Lane Cottages will be sold subject to the Special Conditions of sale, which are not to be read at the time of sale, but will be available for inspection at the offices of the vendors solicitors: Hannah Tomley of Gough, Thomas & Scott, 8 Willow St, Ellesmere, Shropshire, SY12 0AQ, or at the Auctioneers offices, Halls, The Square, Ellesmere, Shropshire, SY12 0AW. Tel: , prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.

BUYER'S PREMIUM

Please note that the purchaser(s) of this property will be responsible for paying a Buyers Premium, in addition to the purchase price, which has been set at 2.5% of the price agreed, plus VAT with a minimum fee of £2500 plus VAT (£3000). This will apply if the property is sold before, at or after the Auction.

GUIDE PRICE

Guides are provided as an indication of each sellers minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide

VIEWINGS

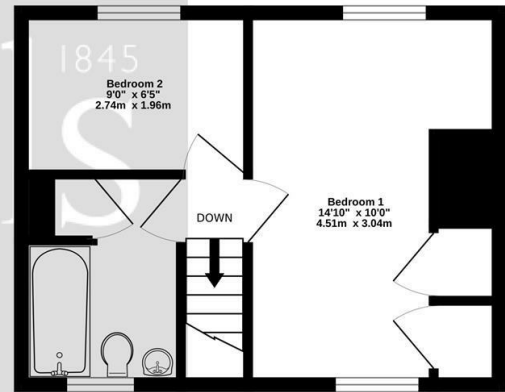
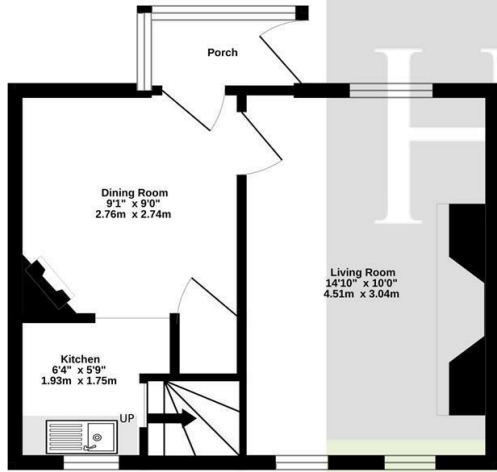
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW

FOR SALE

2, Mill Lane Cottages Horsemans Green, Whitchurch, SY13 3EA

Ground Floor
280 sq.ft. (26.0 sq.m.) approx.

1st Floor
271 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 550 sq.ft. (51.1 sq.m.) approx.

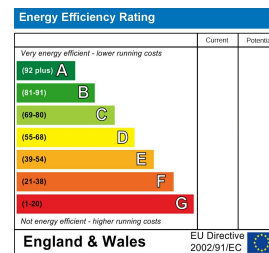
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 Ratings



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