

**FOR SALE**

Guide Price £550,000

Colemere Woods Farmhouse, Whitemere, Ellesmere, SY12 0HZ

A superbly situated and particularly handsome traditional 5/6 Bedroom detached farmhouse offering over 3,250 sq ft of accommodation and accompanied by land extending, in all, to around 2.87 acres, which offers excellent potential for comprehensive renovation to become a wonderful and imposing family home, enjoying a commanding elevated position with panoramic views over unspoilt countryside in a totally private rural location.



Ellesmere (2.5 miles), Shrewsbury (14 miles), Wrexham (15 miles), Chester (29 miles)

(All distances approximate)



- Detached 5/6 Bedroom Farmhouse
- Requiring Comprehensive Renovation
- Over 3,250 Sq Ft of Accommodation
- Commanding Elevated Position with Panoramic Views
- Land ext to Approx 2.87 acres
- Idyllic Rural Location

DESCRIPTION

Halls are delighted with instructions to offer Colemere Woods Farmhouse for sale by private treaty

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Internally, the property boasts a wealth of accommodation extending to in excess of 3,250 square foot, all of which now requires a comprehensive scheme of renovation in order to realise its full potential as an excellent family home. At present comprising, on the ground floor, an impressive Reception Hall giving access onto 3/4 Reception rooms and the former Kitchen with adjoining Utility and Cloakroom, with, to the first floor 4/5 Bedrooms (the Master offering scope for an En-Suite or Dressing Room), and a room ideally suited for conversion into a Family Bathroom.

Externally, the property enjoys a commanding elevated position at the end of a quiet farm track and boasts simply spectacular views of the landscape beyond. The gardens and land extend, in all, to approx 2.87 acres, or thereabouts, and offer further potential for improvement to become a fabulous outdoor space to truly compliment the calibre of the home.

The sale of Colemere Woods Farm does, therefore, offer the distinctly rare opportunity for purchasers to acquire a traditional 5/6 Bedroom farmhouse requiring comprehensive renovation to become an excellent family home, enjoying a commanding elevated position within a rural hamlet near Ellesmere.

SITUATION

Colemere Woods Farmhouse occupies a private and secluded location at the end of a quiet farm track, yet retains a convenient proximity to the lakeland town of Ellesmere which offers an array of amenities, including Schools, Supermarket, and Restaurants, along with the renowned Mere. The property is also well placed for access to the larger centres of Oswestry and Whitchurch, with the county centres of Shrewsbury, Wrexham, and Chester all located within reasonable commuting distance.

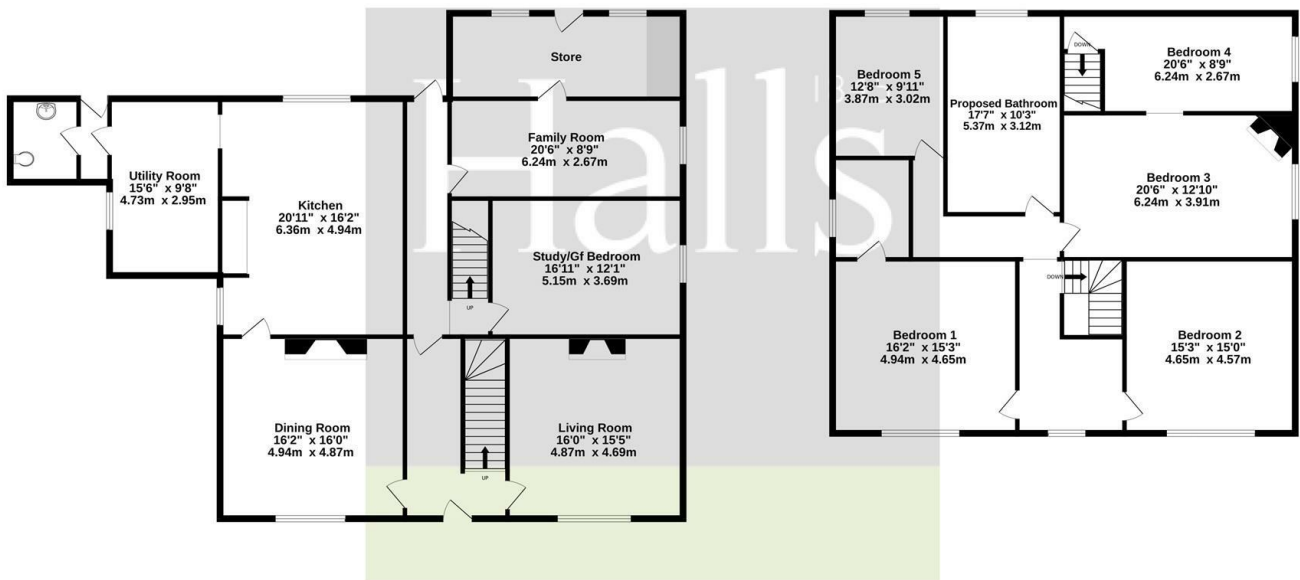
SCHOOLING

Within a short drive are a number of well-regarded state and private schools, including Ellesmere College, Lakelands Academy, Moreton Hall, Oswestry School, and Shrewsbury School, as well as the Kings and Queens and Abbeygate College in Chester.



Ground Floor
1841 sq.ft. (171.1 sq.m.) approx.

1st Floor
1485 sq.ft. (138.0 sq.m.) approx.



TOTAL FLOOR AREA : 3326 sq.ft. (309.0 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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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



6 Bedroom/s



1 Bath/Shower Room/s



THE ACCOMODATION COMPRISES

Ground Floor:

Reception Hall -

Living Room - 4.87m x 4.69m

Dining Room - 4.94m x 4.87m

Kitchen - 6.36m x 4.94m

Study/GF Bedroom - 5.15m x 3.69m

Family Room - 6.24m x 2.67m

Utility Room - 4.73m x 2.95m

Rear Porch -

Cloakroom -

First Floor:

Bedroom One - 4.65m x 4.57m (with En-Suite potential)

Bedroom Two - 4.94m x 4.65m

Bedroom Three - 6.24m x 3.91m

Bedroom Four - 6.24m x 2.67m

Bedroom Five - 3.87m x 3.02m

Family Bathroom (proposed) - 5.37m x 3.12m

GARDENS

A particularly notable feature of the property with great potential for landscaping according to ones own tastes, whilst benefiting from superb panoramic views over the unspoilt north Shropshire countryside.

LAND

The property is complimented by a pasture paddock retained within one principal enclosure which extends to approximately 2 acres, or thereabouts, and provides an excellent opportunity for the grazing of horses or a variety of livestock and which may, LA consent permitting, offer potential for the development of equine or agricultural facilities.

N.B.

Further land may be available by separate negotiation.

OUTBUILDING

approx 60'8" x 8'2"

A traditional former farm building of predominately brick construction under a slate roof, which offers vast potential for conversion or renovation into a variety of onward usages, be that Garaging, Dependant Living, Home Office, Gym, or Air BnB (LA consent permitting).

DIRECTIONS

From Ellesmere, proceed along the A495 in direction of Shrewsbury for approximately 2.5 miles where a right hand turn onto the track leading to the farmhouse will be identified by a Halls directional board.

W3W - ///twinkled.stir.motel

SERVICES

We understand that the property is served by mains water and electricity. It is further understood that 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.

VIEWINGS

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



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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.



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