

FOR SALE



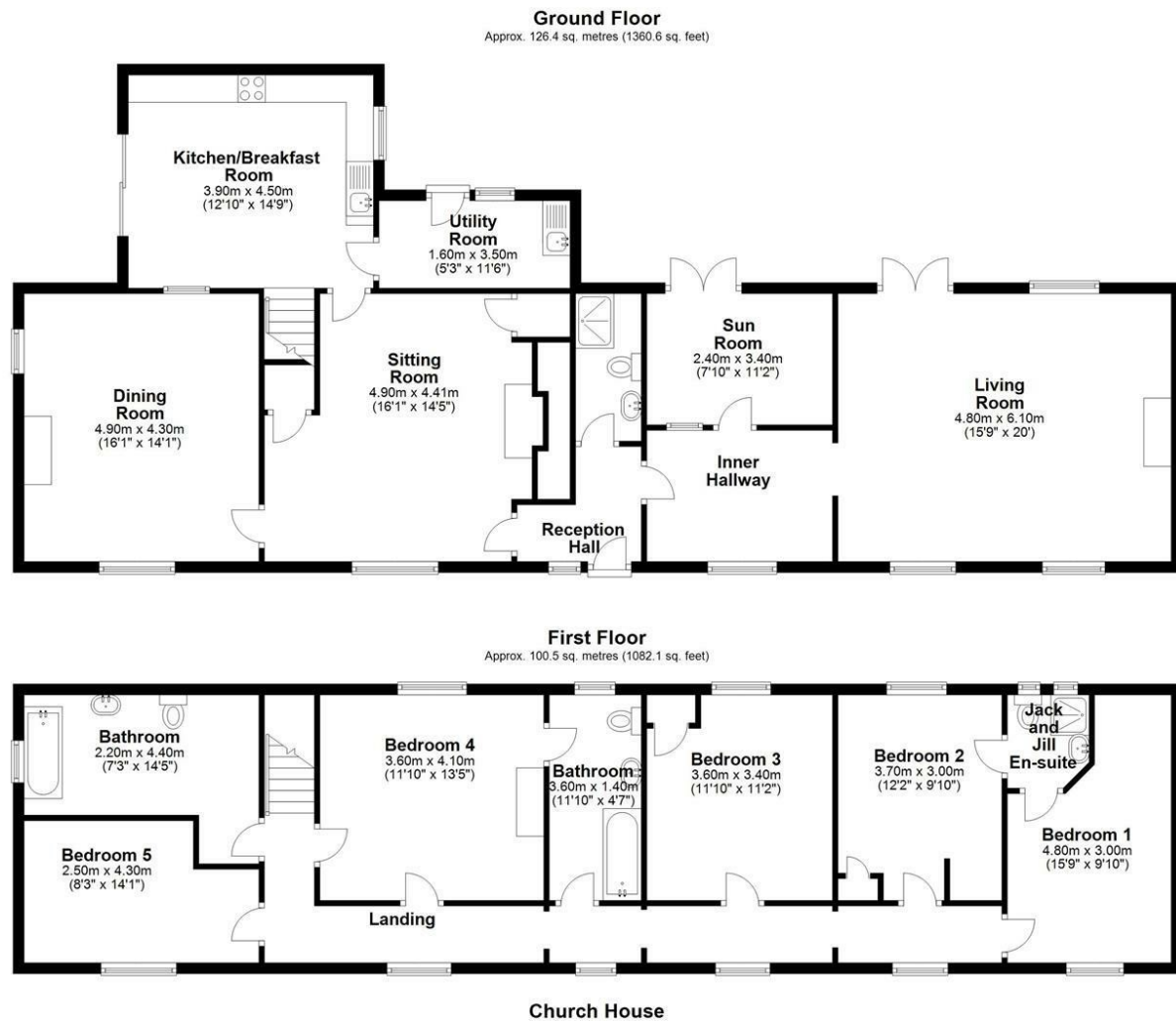
Church House, Welshampton, Ellesmere, Shropshire, SY12 0PH



FOR SALE

Guide Price £425,000

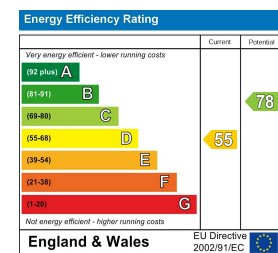
Church House, Welshampton, Ellesmere, Shropshire, SY12 0PH



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



A substantial five-bedroom detached period village property offering a wealth of characterful internal accommodation alongside generous gardens which extend to around 1/3 acre, or thereabouts, and driveway parking, conveniently situated within the north Shropshire village of Welshampton, near Ellesmere.






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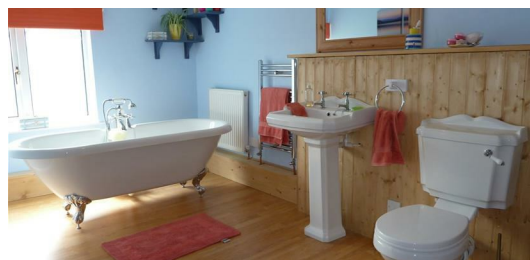
Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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Wem (6 miles), Whitchurch (10 miles), Shrewsbury (18 miles) and Chester (28 miles).
(All distances approximate)

 3 Reception Room/s
 5 Bedroom/s
 4 Bath/Shower Room/s



- Substantial period village house
- Charm & character
- Potential for improvement
- Ample parking space
- Large gardens
- Popular village location

DESCRIPTION

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

Church House is a substantial five-bedroom detached period village property offering a wealth of characterful internal accommodation alongside generous gardens which extend to around 1/3 acre, or thereabouts, and driveway parking, conveniently situated within the north Shropshire village of Welshampton, near Ellesmere.

The internal accommodation, which does offer potential for selective modernisation, providing spacious accommodation including, on the ground floor, a Reception Hall, Living Room, Study, Sitting Room, Dining Room, Kitchen/Breakfast Room, Utility and ground floor Shower Room together with five first floor Bedrooms (Two with En Suite facilities) and a family Bathrooms. The property benefits from double glazed windows and doors, an oil fired central heating system and is presented for sale with the fitted carpets included in the purchase price.

Outside, the property is complimented by an extensive slated drive to the front providing ample parking space.

The gardens are an attractive and surprising feature of the property being larger than one might expect, positioned to the rear and side, including a decked area and paved area providing outdoor entertaining space with extensive lawns interspersed by mature trees.

The sale of Church House does, therefore, provide a rare opportunity for purchasers to acquire a substantial village property with potential for selective modernisation situated in a particularly popular and convenient village location.

SITUATION

Church House is situated just outside the popular North Shropshire village of Welshampton, approximately 4 miles from the North Shropshire Lakeland town of Ellesmere, which has excellent local shopping, recreational and educational facilities. Other North Shropshire Towns including Wem (6 miles) and Whitchurch (10 miles) are both, also, within easy motoring distance. The county towns of Shrewsbury (18 miles) and Chester (28 miles) are, also, within easy reach by car, both of which have a more comprehensive range of amenities of all kinds.

THE ACCOMMODATION COMPRISES:

A decoratively glazed UPVC front entrance door with glazed side panel to one side opening in to a:

RECEPTION HALL

Parquet flooring and double glazed window to front elevation.

STUDY/SUN ROOM

11'1" x 7'10" (3.4m x 2.4m)
Fitted carpet as laid, double opening double glazed doors leading out to the rear gardens.

LIVING ROOM

20'0" x 15'8" (6.1m x 4.8m)
Exposed brick chimney breast with inset cast iron wood burning stove, parquet flooring, double glazed windows to front and rear elevations, double glazed double opening doors leading out to the rear gardens.

SITTING ROOM

16'0" x 14'5" (4.9m x 4.41m)
Attractive inglenook style fireplace with inset log burning stove standing on a raised hearth, laminate flooring, double glazed window to front elevation, understairs storage cupboard and large recessed storage cupboard with slatted shelving.

DINING ROOM

16'0" x 14'1" (4.9m x 4.3m)
Fitted carpet as laid, double glazed windows to front and side elevations, a tiled fireplace and exposed wall timbers.

KITCHEN/BREAKFAST ROOM

14'9" x 12'9" (4.5m x 3.9m)
Fitted kitchen comprising a Belfast sink unit (H&C) with swan neck mixer tap and granite work surface areas to either side, further wood block and granite work surface areas with base units below incorporating cupboards and drawers, planned space and freestanding Beko dishwasher and a Rangemaster cooker with extractor hood over, matching eye level cupboards, double glazed window to side elevation, fully glazed doors leading out to a side garden and serving hatch through to the Dining Room.

UTILITY ROOM

11'5" x 5'2" (3.5m x 1.6m)
Circular stainless steel sink unit (H&C) with sawn neck mixer tap and surrounding wood block work surface area, base unit below, incorporating matching eye level above, tiled flooring, partly tiled walls, UPVC rear entrance door, double glazed window to rear elevation and a boiler newly installed 2023.

DOWNSTAIRS SHOWER ROOM

Newly installed 2023 comprising a new white suite, Pedestal hand basin (H&C), fully tiled shower cubicle with electric shower, low flush WC, fully tiled walls and chrome heated towel rail/radiator.

FIRST FLOOR LANDING AREA

Fitted carpet as laid, double glazed window to front elevation and inspection hatch to roof space.

BEDROOM ONE

15'8" x 9'10" (4.8m x 3m)
Laminate flooring, double glazed window to front elevation and door in to an:

EN SUITE SHOWER ROOM

[Jack and Jill arrangement with Bedroom Two] vanity hand basin (H&C) with double cupboard below, tiled shower cubicle with electric shower, double glazed opaque windows to rear elevation and low flush WC.

BEDROOM TWO

12'1" x 9'10" (3.7m x 3m)
Laminate flooring, double glazed window to rear elevation and recessed fitted wardrobe.

N.B.

There is potential to reconfigure Bedrooms One and Two into a large Master Bedroom with an En Suite Shower Room and Dressing Room.

BEDROOM THREE

11'9" x 11'1" (3.6m x 3.4m)
Fitted carpet as laid, double glazed window to rear elevation and recessed fitted storage cupboard.

BEDROOM FOUR

13'5" x 11'9" (4.1m x 3.6m)
Exposed wood boarded floor, cast iron firegrate, double glazed window to rear elevation, velux rooflight, door to:

EN SUITE BATHROOM

Pedestal hand basin (H&C), panelled bath (H&C), low flush WC, double glazed opaque window to rear elevation and door back to the landing.

BEDROOM FIVE

14'1" x 8'2" (4.3m x 2.5m)
Fitted carpet as laid and double glazed window to front elevation.

FAMILY BATHROOM

Pedestal hand basin (H&C), freestanding roll topped bath (H&C) with vintage style mixer tap and shower attachment, low flush WC, laminate flooring, double glazed window to side elevation and chrome heated towel rail/radiator.

OUTSIDE

The property is approached from the road running through the centre of Welshampton by a slated drive providing an extensive parking area to the front of the property.

GARDENS

The gardens are an attractive feature of the property and include a newly decked, partly gravelled and partly slated area immediately to the rear providing ideal outdoor entertaining space leading on to a good sized area of lawn garden to the rear and a brick built most useful potting shed which may offer potential for conversion in to a home office, Summer House etc if required.

There is a further extensive area of garden at the side of the property mainly laid to lawn interspersed by mature trees with a paved patio area to the side of the property accessed from the kitchen providing further outdoor entertaining space.

SERVICES

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

TENURE

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

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

COUNCIL TAX

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

VIEWINGS

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