

**FOR SALE**

Price Guide £725,000

Plas Thomas, Dudleston, Ellesmere, Shropshire, SY12 9EE

A particularly versatile smallholding comprising an imposing seven-bedroom divided period farmhouse with adjoining two-bedroom bungalow, situated within land extending, in all, to around 23 acres and complimented by a range of useful outbuildings, peacefully located within the rural hamlet of Dudleston, near Ellesmere.





- Versatile Smallholding
- Divided Farmhouse w/Adjoining Bungalow
- Excellent Potential
- Land Ext to Approx 23ac
- Range of Outbuildings
- Rural yet Convenient Location

GENERAL REMARKS

Plas Thomas is a versatile property with excellent potential, extending to around 23 acres in a delightful rural location within easy reach of the noted Lakeland town of Ellesmere. Plas Thomas comprises a substantial period farmhouse which, at present, is divided into two independent dwellings but which offers excellent potential for reinstatement into a handsome and imposing country residence with, to one side, an adjoining two-bedroom bungalow allowing multi-generational or guest accommodation possibilities, alongside parking and generous gardens.

The property sits within land extending to approximately 23.43 acres, or thereabouts, and features around 11 acres of pastureland contained within one principal enclosure, with the remainder given over to mature woodland intersected by Llanyfelin Brook.

SITUATION

Plas Thomas is situated in a pleasant rural location on the fringe of the hamlet of Dudleston yet still retains a convenient proximity to the Lakeland town of Ellesmere, which provides an array of amenities, to include Schools, Supermarket, and a number of independent shops, whilst also being within easy reach of the county centres of Shrewsbury, Chester, and Wrexham.

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 King's and Queen's Schools and Abbeygate College in Chester.

HISTORY

It is believed that Plas Thomas was originally an ancient half-timbered house which was surrounded by a deep moat, as outlined by Rev. F. Brighton in his book "Deeds of Dudleston". The original property is understood to have survived until the mid-1700's when it was demolished and re-built in brick with aspects of the original building being utilised in the works. The house was then extended, and a range of brick buildings added, in the early 1800's by Edward Dickin, with further changes made to the house in the mid-1900's by the present owners' family.

ACCOMMODATION

The traditional farmhouse is, at present, divided into two independent dwellings, each offering a generous amount of internal living accommodation situated over three characterful floors but with excellent potential for reinstatement into an imposing country residence befitting this uniquely captivating rural location.

PLAS THOMAS FARMHOUSE

Occupying the west of the building and entered via a private courtyard into a traditional farmhouse kitchen which acts as the heart of the home and offers exceptional views over the pasture and woodland beyond, this leading through to a Lounge, Living Room, and Office, with a Wet Room, Cloakroom, and inner Hallway completing the ground floor accommodation, along with stairs allowing access to the Cellar. To the upper floors are four Bedrooms and a family Bathroom, all of which have been well maintained and are generously proportioned.

1 PLAS THOMAS FARM

Principal access is offered via an imposing Reception Hall which gives on to the remainder of the ground floor rooms, namely the Kitchen, Living Room, Dining Room, and Utility Room, with an impressive staircase rising to the first and second floors, where can be found three Bedrooms and a family Bathroom. 1 Plas Thomas Farm boasts similarly impressive proportions and represents a wonderful opportunity for modernisation, be that as a separate dwelling or as part of a larger home.

THE BUNGALOW

Adjoining the farmhouse on its eastern boundary and more modern in its construction, with thoughtfully designed, single-storey accommodation enjoying wonderful countryside views from the property's many vantage points whilst comprising, at present, a front Porch, rear Boot Room, two Bedrooms, Lounge/Dining Room, and Kitchen/Breakfast Room.



5 Reception
Room/s



7 Bedroom/s



3 Bath/Shower
Room/s



OUTBUILDINGS

Plas Thomas is served by two principal accesses, both situated on a quiet country lane with the first leading directly on, via a five-bar gate set within mid-level brick walling, to a substantial gravelled parking area, flanked by shaped lawns, located to the fore of the dwellings. A further gate provides vehicular and pedestrian access immediately onto a substantial concrete yard surrounded by the property's versatile outbuildings, these including:

8 BAY STEEL FRAMED MULTI-PURPOSE SHED

approx 118'1" x 29'6" (approx 36 x 9)

Versatile 8-bay open fronted shed of predominately metal and timber construction, providing ample space for the storage of myriad vehicles, machines, or goods.

ROW OF STABLES/WORKSHOP/MULTI-PURPOSE OUTBUILDINGS

approx 85'3" x 16'4" (approx 26 x 5)

Of predominately brick construction under a slate roof and providing a range of variously sized individual enclosures, ideal for use as workshop or garaging space but with scope for conversion or improvement (LA consent permitting).

TWO STOREY RANGE BUILDING

approx 44'3" x 19'8" (approx 13.5 x 6)

Of predominately brick construction under a tiled roof, with access given directly off the concrete yard. A most versatile building which could offer potential for renovation or conversion into a variety of onward usages (LA consent permitting)

LAND

The dwellings and buildings are complimented by established pastureland, ideally suited for grazing, located broadly to the north and east of the farmhouse, and extending to around 11 acres.

The pastureland gives way to established woodland which accounts for circa 12 acres and is intersected by Llanyfelin Brook.

The land extends, in all, to approximately 23.43 acres, or thereabouts.

COUNCIL TAX

Council Tax Band – C/B/B

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to private system.

TENURE

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

METHOD OF SALE

The property is offered for sale by private treaty.

LOCAL AUTHORITY

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

W3W

What3Words /// barmaid.sharpen.disarmed

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.

VIEWINGS

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

FOR SALE

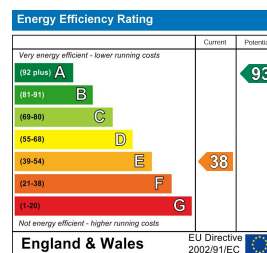
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Energy Performance Ratings



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Ellesmere Sales

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