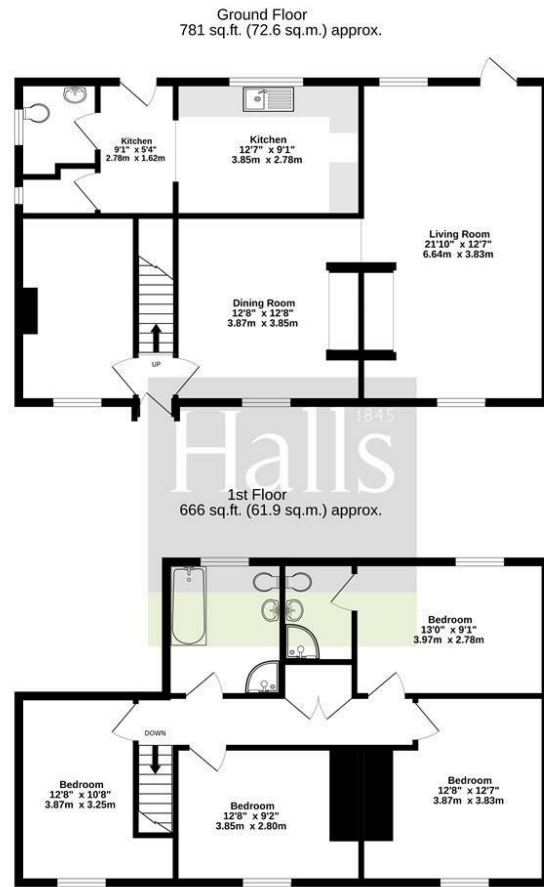


FOR SALE

6 and 7 Higher Perthy, The Perthy, Nr Ellesmere, SY12 9HP



TOTAL FLOOR AREA: 1447 sq.ft. (134.5 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 for 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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FOR SALE

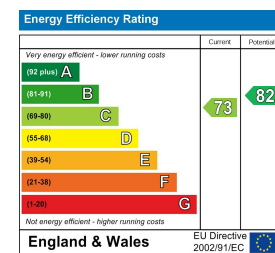
Offers in the region of £395,000

6 and 7 Higher Perthy, The Perthy, Nr Ellesmere, SY12 9HP

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 four-bedroom semi-detached period family home boasting ample parking, a useful outbuilding, and excellent gardens which extend to around 0.4ac and offer far-reaching views across open countryside, peacefully situated within the rural hamlet of The Perthy, near Ellesmere.



01691 622 602




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



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Ellesmere (2 miles), Oswestry (7 miles), (Wrexham 17 miles), Shrewsbury (19 miles)

All distances approximate.

 2 Reception Room/s
 4 Bedroom/s
 2 Bath/Shower Room/s



- Period Cottage
- Traditional Features
- Deceptively Spacious
- Ample Parking
- Large Gardens with Views
- Charming Rural Setting

DESCRIPTION

Halls are delighted with instructions to offer 6&7 Higher Perth, near Ellesmere for sale by private treaty.

6-7 Higher Perth is a substantial four-bedroom semi-detached period family home boasting ample parking, a useful outbuilding, and excellent gardens which extend to around 0.4ac and offer far-reaching views across open countryside, peacefully situated within the rural hamlet of The Perth, near Ellesmere.

Internally, the property offers a deceptive amount of living accommodation situated over two floors and offers scope for modest modernisation in some areas, whilst at present providing, on the ground floor, a Dining Room, Kitchen, Living Room, Boot Room, Cloakroom, Boiler Room, and Study, together with, to the first floor, four Bedrooms (the master boasting an En Suite) and a Family Bathroom.

The property is pleasingly positioned within generous gardens which extend, in all, to approx 0.4 acres, or thereabouts, and which offer excellent scope for landscaping and improvement, whilst at present featuring an expanse of lawn with attractive mature central beech tree and established hedge boundaries, alongside a gravelled parking area, patio area, and useful outbuilding.

The sale of 6-7 Higher Perth does, therefore, offer the very rare opportunity for purchasers to acquire an attractive and deceptively spacious four-bedroom family home within this peaceful rural hamlet.

W3W

///question.airfields.improving

SCHOOLING

Within a short drive are a number of highly rated state and private schools including Ellesmere College, Lakelands Academy, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, and Adcote School for Girls.

THE ACCOMMODATION COMPRISES:

The property is entered via a traditional wooden front door in to a:

STAIRWELL

Tiled flooring, carpeted stairs rising to the first floor, and a door leading in to the:

DINING/FAMILY ROOM

12'8" x 12'7" (3.87m x 3.85m)

A continuation of the tiled flooring, double glazed window on to front elevation, attractive multi fuel burner set on to raised tile hearth with an inglenook style fireplace, with a planned walkway leading through to the:

LIVING ROOM

21'9" x 12'6" (6.64m x 3.83m)

With fitted carpet as laid, windows on to front and rear elevations, fully glazed door allowing access directly onto the garden, and a multi-fuel burner sat on a raised tiled hearth.

KITCHEN

12'7" x 9'1" (3.85m x 2.78m)

A continuation of the tiled flooring, double glazed window on to rear elevation and a fitted kitchen comprising: a selection of base and wall units with work surfaces over, inset 1.5 stainless steel sink with draining area to one side and (H&C) mixer tap above, planned space for appliances, tiled splashbacks and extractor hood.

BOOT ROOM

9'1" x 5'3" (2.78m x 1.62m)

Tiled flooring, double glazed window on to rear elevation, traditional wooden rear access door and a further door leading in to a Boiler Room (tiled flooring, Worcester Bosch oil fired boiler, opaque double glazed window on to side elevation).

A further door leads from the Boot Room in to the:

CLOAKROOM

Tiled flooring, opaque double glazed window on to side elevation, low flush WC, pedestal hand basin (H&C) and partly tiled walls.

STUDY

Newly fitted carpet as laid, single glazed window on to front elevation.

FIRST FLOOR LANDING

Fitted carpet as laid, inspection hatch to roof space, double opening doors leading in to useful landing storage cupboard with shelving and radiator, and a further door leading in to:

MASTER BEDROOM

13'0" x 9'1" (3.97m x 2.78m)

Fitted carpet as laid, double glazed windows on to rear elevation allowing lovely views over the expansive gardens, and a door leading in to the:

EN SUITE SHOWER ROOM

Wooden flooring, partly tiled walls and a bathroom suite comprising a corner shower cubicle with mains fed shower, pedestal hand basin and low flush WC.

BEDROOM TWO

12'8" x 12'6" (3.87m x 3.83m)

Fitted carpet as laid, double glazed widow on to front elevation.

BEDROOM THREE

12'7" x 9'2" (3.85m x 2.8m)

Fitted carpet as laid, double glazed window on to front elevation.

BEDROOM FOUR

12'8" x 10'7" (3.87m x 3.25m)

Fitted carpet as laid, double glazed window on to front elevation with a recessed wardrobe/storage area and inspection hatch to further loft area.

FAMILY BATHROOM

Wooden flooring, opaque single glazed window on to rear elevation, partly tiled walls and a bathroom suite comprising: panelled bath with (H&C) mixer tap above, low flush WC, pedestal hand basin and corner shower cubicle with mains fed shower.

OUTSIDE

The property is approached through double opening farm style gates set within mid height fencing onto a gravelled area providing ample space for the parking and manoeuvring of a number of vehicles, with the gravelling extending round to the front of the property and allowing for an easy maintenance front garden.

GARDENS

A particularly notable feature of the property being far larger than one might anticipate for a property of this nature and, at present, featuring an expanse of lawn with centrally located mature beech tree whilst offering excellent views over the open countryside beyond. The gardens offer exciting potential for landscaping and improvement according to ones individual tastes and extend, in all, to approx 0.4 acres, or thereabouts.

The gardens also contain a useful outbuilding (approx 5.5m x 2.5m) of timber and metal construction set on to a concrete base, with double opening access doors to the front.

SERVICES

We understand that the property has the benefit of mains water and electricity. The heating is oil-fired and drainage is to a private system.

We are advised that Fibre Broadband is available to the property.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

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

COUNCIL TAX

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

VIEWINGS

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

8 HIGHER PERTHY

The adjoining property is being offered for sale through Halls and may be of interest to those of a multi-generational demographic or for those wishing to combine the properties into a substantial detached family home.