

FOR SALE

Orchard View Welshampton, Ellesmere, Shropshire, SY12 0PH

Halls 1845



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007. Plan produced using PlanUp.



FOR SALE

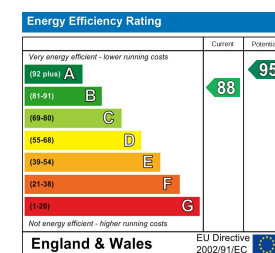
Guide Price £425,000

Orchard View 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 superbly presented and very well designed, highly efficient 3/4 bedroom detached house constructed as a self-build project in 2019 with a useful workshop/garage and relatively easy to maintain gardens situated in a convenient and popular village location.



01691 622 602

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01691 622 602



Ellesmere (3 miles), Whitchurch (9 miles) and Shrewsbury (18 miles).  
(All distances are approximate)



2 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



- Detached village house
- Bespoke designed and constructed in 2019
- Boasting passive house principals
- Low maintenance gardens
- Circa 15 year Warranty remaining
- Convenient village location

DESCRIPTION

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

Orchard View is a superbly presented and very well designed, highly efficient 3/4 bedroom detached house constructed as a self build project in 2019 with a useful workshop/garage and relatively easy to maintain gardens situated in a convenient and popular village location.

The internal accommodation has been designed to provide a sociable and family friendly layout including, on the ground floor, an open-plan Kitchen/Dining/Living Room with a number of windows and glazed doors providing an abundance of natural light. In addition, on the ground floor, there is a separate Pantry off the Kitchen, a Utility Room, ground floor Bedroom/Study and a Shower Room. The first floor boasts a feature Landing, Master Bedroom with walk-in wardrobe and large Bathroom, and two further Bedrooms both with walk-in wardrobe areas. The property benefits from passive house principals including heat recovery ventilation, superior windows, quality insulation and air tight construction with an LPG fired heating system and solar panels for water heating.

Outside, the property is complimented by a gravelled drive providing car parking space to the side of the property leading to a detached workshop/garage.

The gardens are an attractive feature of the property and have been designed with ease of maintenance in mind including an orchard area to the front including a number of fruit trees with a stone path leading around the side of the house to the rear garden. The rear garden includes a decked area ideal for outdoor entertaining and an area of astroturf providing low maintenance requirements. There are raised vegetable garden beds, a greenhouse and a garden storage shed.

The sale of Orchard View does, therefore, provide an extremely rare opportunity for purchasers to acquire a bespoke self-built highly efficient village property which truly requires an internal inspection to be fully appreciated.

SITUATION

Orchard View is situated within a short walk from the centre of the village and the locally renowned Sun Inn Free House. Welshampton provides further amenities including a village hall, Church and very popular Primary School and is also positioned within close proximity to the popular lakeland town of Ellesmere (3 miles) and the town of Whitchurch (9 miles) both of which provide a comprehensive range of amenities.

SPECIFICATION

The property was constructed in 2019 to a high specification, specifically including:

- Wren Kitchen with oak worktops and Bosch appliances.
- Log burning stove heating the open plan living area.
- Oak staircase and balustrades including feature landing area.
- Triple glazed windows with security locks.
- Wifi access points on ground and first floor.
- Data points in living area and bedrooms.
- A host of energy efficient benefits including mechanical ventilation with heat recovery.
- Long-term construction warranty.

ACCOMMODATION COMPRISES:

GROUND FLOOR

Open plan Kitchen/Dining/Living Room - 7.84m (25'9") x 5.81m (19'1") and 4.88m (16') x 3.81m (12'6")  
Pantry - 2.46m (8'1") x 1.45m (4'9")  
Utility Room - 3.99m (13'1") x 1.83m (6')  
Bedroom Four/Study - 3.81m (12'6") x 3.02m (9'11")  
Shower Room

FIRST FLOOR

Landing  
Master Bedroom with walk in wardrobe - 3.97m (13') x 2.92m (9'7")  
Large Bathroom  
Bedroom Two with walk in wardrobe - 3.81m (12'6") max x 3.38m (11'1")  
Bedroom Three with walk in wardrobe - 3.81m (12'6") x 2.87m (9'5")

GARAGE/WORKSHOP

19'8" x 13'1" (approx.) (6m x 4m (approx.))  
Timber construction standing on a concreted base with a pedestrian side entrance door and double-opening front entrance doors. Power and light laid on.

SERVICES

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

TENURE

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

LOCAL AUTHORITY & COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. The property is in Council Tax band 'F'.