



SHADE OAK

THE TRENCH | ELLESMERE | SHROPSHIRE | SY12 0LR





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Ellesmere 1.5 miles | Wrexham 10 miles | Shrewsbury 17.5 miles | Chester 25 miles
(all mileages are approximate)

A METICULOUSLY MAINTAINED FAMILY HOME SET
IN AROUND 1.43 ACRES WITHIN A SEMI-RURAL LOCATION.

Modern four-bedroom house extending to around 2700 sqft

Versatile accommodation including four reception rooms

Double electric gates, ample parking, and attached double garage

Around 1.42 acres of manicured gardens enjoying open outlooks

Semi-rural Location convenient for Ellesmere



Ellesmere Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Shade Oak is a meticulously maintained country house which has been a cherished family home for many years, nestled in the picturesque countryside near Ellesmere, Shropshire. This substantial property offers spacious and versatile internal accommodation, ideal for modern family living.

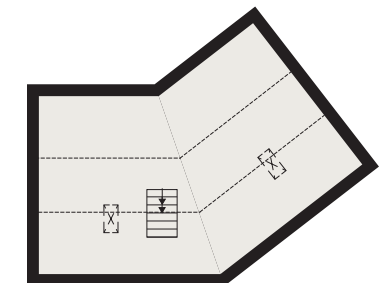
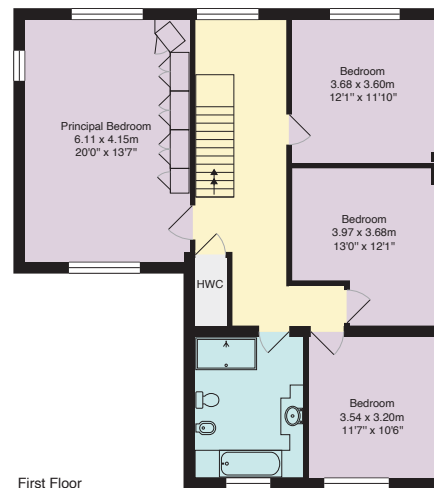
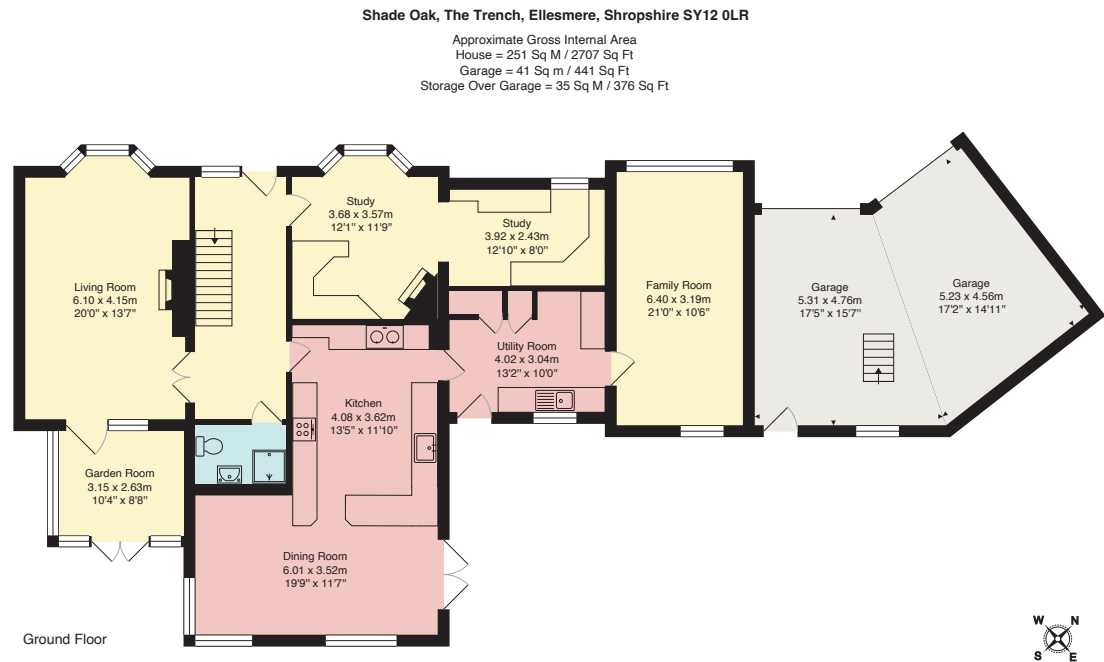
Upon entering, you will find four inviting reception rooms, providing ample space for relaxation and entertainment. The large kitchen/dining room offers delightful views over the superbly maintained gardens, making it the ideal spot for family gatherings. A generously sized utility room adds convenience, while a downstairs shower room and sunroom enhance the practicality of this lovely home.

The first floor features four well-proportioned bedrooms and a family bathroom, complete with a separate shower, ensuring comfort for all family members with potential for adding an ensuite, whether by segregation of the principal bedroom or possible extension, subject to the necessary local authority consent.

Outside, Shade Oak is approached through impressive double opening electric gates, leading to a spacious tarmacadam drive that offers plenty of parking and manoeuvring space. An attached double garage with storage above provides additional utility and may provide possibilities for conversion into studio space or dependant accommodation (LA consent permitting).

Set within around 1.43 acres of gardens and grounds, this property features a delightful patio area ideal for outdoor entertaining, manicured lawns, and well-stocked borders that create a serene outdoor oasis. An orchard area with a variety of trees and a dedicated vegetable garden further enhance the charm of this country home, perfect for gardening enthusiasts. There is potential to segregate the garden, for those looking to keep sheep, goats or even a pony.

Shade Oak is an excellent family home that combines spacious and well-presented accommodation with lovely gardens and grounds, providing peaceful rural living with the conveniences of modern life.



Storage Over Garage - Restricted Headroom

For Illustrative Purposes Only - Not To Scale
The position and size of doors, windows, appliances and other features are approximate only.
Unauthorised reproduction prohibited.

SITUATION

Shade Oak is ideally situated just a short distance from the charming Lakeland town of Ellesmere, in the small hamlet of The Trench. This picturesque setting offers a perfect blend of rural tranquillity and convenient access to local amenities. The nearby town of Ellesmere features a selection of shops, restaurants, and cafés, providing everything you need for everyday living and leisurely outings.

For a wider array of shopping and dining options, the historic town of Shrewsbury is just 17.5 miles to the south, offering a rich blend of independent boutiques, eateries, and cultural attractions. Wrexham is approximately 10 miles to the north, while Chester, known for its stunning architecture and vibrant city life, is about 25 miles away. For those seeking a taste of the cosmopolitan, both Liverpool and Manchester are within comfortable reach, located around 55 miles and 60 miles respectively, making Shade Oak the perfect retreat with easy access to bustling city life.

SCHOOLING

Shade Oak is conveniently located close to a variety of reputable schools, catering to families seeking both independent and state education options. There are several local primary schools, providing a solid foundation for younger students with a number of highly regarded private and state schools close by including Ellesmere College, Moreton Hall, Lakelands Academy and Thomas Adams School.

One of the standout educational institutions in the area is Ellesmere College, an esteemed independent school located just a short distance away (3 miles). Known for its academic excellence and exceptional facilities, Ellesmere College offers a broad curriculum for students, alongside a range of extracurricular activities that foster personal and social development. Its picturesque grounds and strong community ethos make it a desirable choice for families. This diverse educational landscape ensures that families at Shade Oak can access quality schooling that meets their individual needs, making it an ideal location for those prioritising education.



METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

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

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire

Tel: 0345 678 9000.

SERVICES

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

COUNCIL TAX

Council Tax Band: F

ENERGY PERFORMANCE RATING

58/100 (D).

DIRECTIONS

What3Words /// vesting.epidemics.finds

From Ellesmere proceed north on the A528 in the direction of Overton-on-dee and after approximately 1 mile, turn right signposted Penley. Continue Along this country road for around 0.5 of a mile and Shade Oak will be located on your right-hand side.



IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.



90.4m

The Trench

Willow Grange

Tank

Shade Oak

For identification purposes ONLY

Trench Farm

0m 15m 30m 45m

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Promap
LANDMARK INFORMATION

