



FOR SALE

Offers in the region of £375,000

## Jasmine Cottage 4, Greenhill Bank, Criftins, Ellesmere, Shropshire, SY12 9LU

A charming and deceptively spacious three-bedroom semi-detached period cottage boasting sympathetically presented living accommodation, detached garage, and generous gardens, peacefully situated within the village of Criftins, near Ellesmere.



# FOR SALE

Ellesmere (2.5 miles), Shrewsbury (19 miles), Chester (24 miles).  
(All mileages are approximate)



- Much Improved
- Deceptively Spacious
- Living Accommodation Approx 1400 sq ft
- Large Gardens
- Garage and Driveway
- Delightful Hamlet Setting

## DESCRIPTION

Halls are delighted with instructions to offer Jasmine Cottage, Criftins, for sale by private treaty.

Jasmine Cottage is a charming three-bedroom village property believed to date from the 1800s, now providing around 1,400 sq ft of characterful and sympathetically presented living accommodation situated over two floors, these comprising, on the ground floor, an Entrance Hall, Kitchen/Breakfast Room, versatile Dining/Family Room, Shower Room, spacious Reception Room, and Conservatory, together with three first floor Bedrooms and a family Bathroom.

Jasmine Cottage is complemented by generous outside space situated to both the front and rear of the property, with the former of these featuring a concrete driveway with space for two vehicles and served by a recently installed EV charger, bordered by an easy-care gravelled area, with a mid-height timber gate leading to the side of a detached garage through to private rear gardens which are larger than one might anticipate for a property of this nature and comprise an expanse of lawn bordered by attractive and well-stocked floral and herbaceous beds, alongside a paved patio area.

## SITUATION

Jasmine Cottage is situated in a most attractive and peaceful semi-rural location within the hamlet of Criftins. The Shropshire Lakeland town of Ellesmere is close by (2.5 miles) which provides an excellent range of local shopping, recreational and educational facilities to cater for general day to day needs. The historic county towns of Shrewsbury (19 miles) to the south and Chester (24 miles) to the north are also easily accessible by car. There is a national rail station at Gobowen (5.5 miles) and the area is conveniently placed for Liverpool, Manchester and Birmingham airports. Criftins C of E Primary School (rated outstanding) is within walking distance of the property and there are a number of highly regarded private and state schools close by including Ellesmere College, Moreton Hall and Lakelands Academy.

## DIRECTIONS

Leave Ellesmere on the B5068 in the direction of St. Martins, continuing for around 2 miles and passing through the hamlet of Elson, until a sharp left-hand turn (signposted Criftins C of E School) leads onto Chapel Lane. Continue to the end of Chapel Lane and, at the T junction, turn right onto School Lane, where the property will be found shortly after on your left.

## W3W

///curly.spent.spines





2 Reception  
Room/s



3 Bedroom/s



2 Bath/Shower  
Room/s



## THE PROPERTY

A composite front door opens into the Entrance Hallway (having loft access with pull-down ladder which leads to a boarded storage area above the kitchen and shower room). Doors lead, respectively, into a modernised ground floor Shower Room, an inner Hallway, a versatile Dining/Family Room, a Kitchen/Breakfast Room which has direct access onto the generous gardens, and a large Reception Room which provides ample space for families and features a charming inglenook housing a multi-fuel burner. The Reception Room then leads through to a Conservatory which enjoys views over the garden.

From the Reception Room, stairs lead up to a first floor landing where access is provided into three well-proportioned Bedrooms, two of which feature built-in storage/wardrobe space, and an attractive family Bathroom.

## OUTSIDE

The property is approached over an easy-care gravelled front garden, bordered to one side by a concrete driveway which is served by a recently installed EV charger and leads on to a detached single garage (approx 5m x 3m), with a mid-height timber gate providing access to the generous rear gardens which feature an expanse of lawn bordered by established and well-stocked floral and herbaceous beds, alongside a paved patio area which represents an ideal space for outdoor dining and entertaining.

## THE ACCOMMODATION COMPRISES:

### GROUND FLOOR

Entrance Hallway  
Inner Hallway  
Kitchen/Breakfast Room 6.45m x 3m - (Including a built in hob and separate built in Neff double oven and grill)  
Shower Room  
Living Room 7.36m x 4.42m  
Conservatory 3.63m x 3.1m  
Dining Room 4.19m x 3.05m

## FIRST FLOOR

Bedroom One 4.24m max x 3.51m  
Bedroom Two 3.71m max x 3.07m  
Bedroom Three 3.7m max x 3.01m  
Family Bathroom

## DETACHED GARAGE

5m x 3m

## COUNCIL TAX

The property is in Council Tax band 'C'.

## LOCAL AUTHORITY

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

## SERVICES

We understand that the property has the benefit of mains water, electricity, and drainage, with oil-fired central heating.

## TENURE & POSSESSION

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

## 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. Tel:[01691] 622602.

# FOR SALE

Jasmine Cottage 4, Greenhill Bank, Criftins, Ellesmere, Shropshire, SY12 9LU



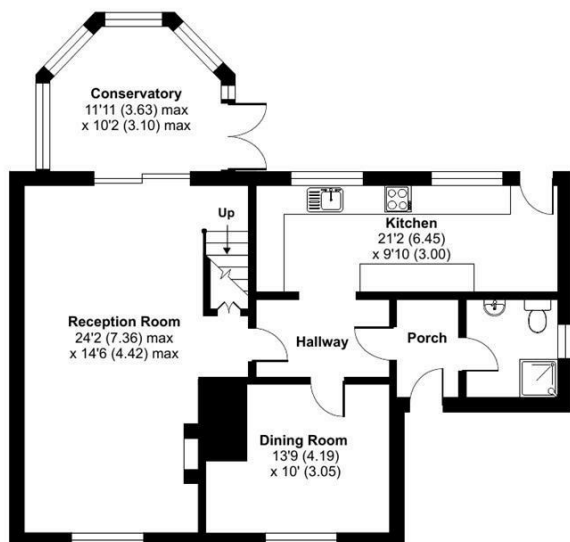
## Greenhill Bank, Criftins, Ellesmere, SY12

Approximate Area = 1427 sq ft / 132.6 sq m

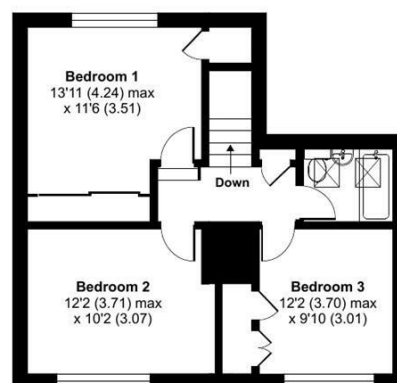
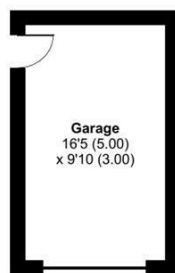
Garage = 161 sq ft / 14.9 sq m

Total = 1588 sq ft / 147.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

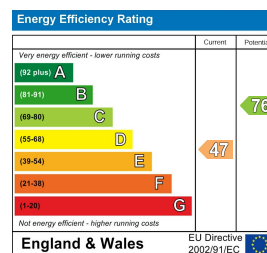


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1241200

**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 Ratings



01691 622 602

### Ellesmere Sales

The Square, Ellesmere, Shropshire, SY12 0AW

E: ellesmere@halls.gb.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.