

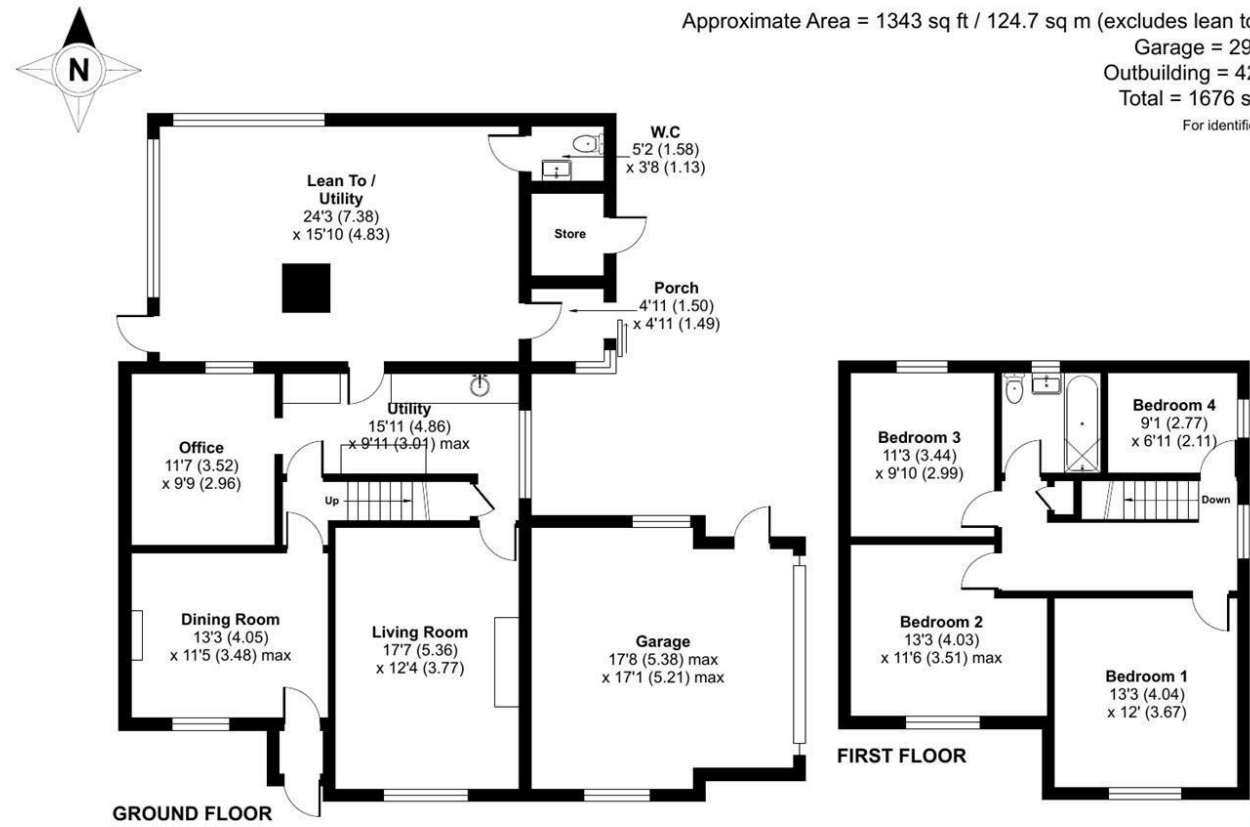
FOR SALE

Maes Lewis, Knolton, Overton on Dee, LL13 0LE



Maes Lewis, Knolton, Overton, Wrexham, LL13

Approximate Area = 1343 sq ft / 124.7 sq m (excludes lean to / utility & store)
Garage = 291 sq ft / 27 sq m
Outbuilding = 42 sq ft / 3.9 sq m
Total = 1676 sq ft / 155.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2025. Produced for Halls. REF: 1243869



FOR SALE

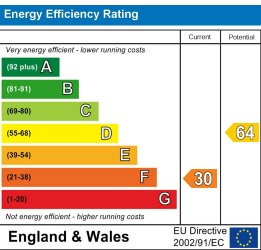
Offers in the region of £299,995

Maes Lewis, Knolton, Overton on Dee, LL13 0LE

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 country cottage boasting attractive gardens, a range of outbuildings, and an adjoining paddock extending to over 1 acre, whilst providing excellent scope for modernisation and improvement, peacefully situated in a semi-rural position close to Overton and Ellesmere.



01691 622602


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




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Overton-On-Dee (2 miles), Ellesmere (3 miles), Wrexham (9 miles)


All distances are approximate.



3 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- Period Country Cottage
- Excellent Scope for Modernisation
- Double Garage and Outbuildings
- Attractive Gardens
- Approx 1.08ac Paddock
- Semi-Rural Location

DESCRIPTION
Halls are delighted with instructions to offer Maes Lewis in Knolton for sale by private treaty.

Maes Lewis is a characterful and deceptively spacious semi-detached country cottage which now offers excellent potential for modernisation and improvement to become a delightful family home, whilst presently providing circa 1343 sq ft of living accommodation which retains a range of traditional features and comprises, on the ground floor, an Entrance Porch, Kitchen, Living Room, and Dining Room, together with, to the first floor, four Bedrooms, and a family Bathroom.

The property is complemented by a range of useful and versatile outbuildings which offer further opportunity for improvement works, with a substantial covered "lean to" area situated immediately beyond the back door, along with an attached double garage, and a range of predominately timber workshops/storage sheds.

Meas Lewis boasts attractive and carefully cultivated gardens, these situated largely to the front of the property, which have been lovingly maintained by the current vendor and which feature areas of lawn alongside established floral, herbaceous, and vegetable beds.

Most unusually, the property is complemented by an approximately 1.08 acre paddock which adjoins the property on its north and eastern boundary, this offering scope for expansion of the more formal gardens, or for the grazing of ponies or other livestock.

SITUATION
Maes Lewis is pleasantly situated in a semi-rural location within the hamlet of Knolton, roughly equidistant between the traditional village of Overton-On-Dee and the thriving lakeland town of Ellesmere, both of which offer a respectable range of amenities for their size, including Schools, Supermarket, Public Houses, Restaurants, Medical Facilities, and a range of independent Shops. The property is also well situated for access to the county centres of Shrewsbury and Wrexham, which enjoy a more comprehensive range of amenities of all kinds, including cultural and artistic attractions.

W3W
///seeing.human.candy

DIRECTIONS
Leave Ellesmere via the A528 in the direction of Overton-On-Dee, continue for approximately 3 miles and, shortly after passing the Trotting Mare public house, the property will be located on your left, identified by a Halls "For Sale" board.

SCHOOLING
The property lies within a convenient proximity to a number of well-regarded state and private schools, including St.Mary's Primary School, The Maelor School, The Madras Aided School, Lakelands Academy, Ellesmere Primary School, Ellesmere College, Oswestry School, Moreton Hall, Shrewsbury School, and Adcote School for Girls.

THE PROPERTY
The property provides principal access via an Entrance Porch but is more commonly accessed via a rear door which leads into a substantial covered Lean-To Area, presently serving as a Store/Boot Room/Utility but with potential for a variety of usages, from here a door leads into a Kitchen complete with a range of base and wall units and from where further access is provided, respectively, into a welcoming Living Room with views over the gardens, and a Study/Family Room; with the Kitchen also leading through to an Inner Hallway, from where stairs rise to the first floor, and on into a Dining Room.

The first floor accommodation is arranged around a central landing, which features a window overlooking the parking area and on towards the Paddock, and comprises four Bedrooms and a Family Bathroom.

OUTSIDE
The property is accessed directly of the A528 onto a driveway which culminates in a parking area flanked by established floral beds and with capacity for a number of vehicles, this leading further on to the adjoining double Garage. The gardens for Maes Lewis are predominately situated to the front of the property and have been lovingly maintained by the current vendor, with areas of lawn complemented by floral and herbaceous beds, a number of mature trees, and a range of productive vegetable and fruit beds, as well as a greenhouse.

The property is also well served by a number of outbuildings, primarily of timber, block, and brick construction and now requiring a level of improvement, but which offer a useful space for storage or for use as workshops.

PADDOCK
Of particular note, and adjoining Maes Lewis on its northern perimeter and wrapping around to the west, is a conveniently sized pasture paddock which extends, in all, to approximately 1.08 acres, this offering excellent opportunity for inclusion within the more formal gardens or for the grazing of ponies or a variety of livestock.

THE ACCOMMODATION COMPRISES:
- Ground Floor -
Entrance Porch
Living Room 5.36m x 3.77m
Dining Room 4.05m x 3.48m
Reception Room 3.52m x 2.96m
Kitchen 4.86m x 3.01m

- First Floor -
Bedroom One 4.04m x 3.67m
Bedroom Two 4.03m x 3.51m
Family Bathroom
Bedroom Three 3.44m x 2.99m
Bedroom Four 2.77m x 2.11m

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

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

LOCAL AUTHORITY
Wrexham Borough Council, The Guildhall, Wrexham LL11 1AY.

COUNCIL TAX
This property is in council tax Band 'G' on the council register.

VIEWINGS
By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.