



GREYSTONES

THE PERTHY | ELLESMERE | SY12 9HX









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Ellesmere 2.5 miles | Oswestry 6 miles | Wrexham 14 miles | Shrewsbury 20 miles | Chester 28 miles  
(all mileages are approximate)

## AN IMPRESSIVE MODERN FAMILY HOME WITHIN GENEROUS GARDENS

Recently Constructed to a Bespoke Design  
Providing circa 2400 sq ft of modern living  
Gardens extending to around 0.68 acres  
Substantial Garage/Workshop  
Delightful Rural Location



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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

Greystones is a recently constructed bespoke five-bedroom detached family home providing around 2400 sq ft of well-designed contemporary living accommodation, peacefully situated in a rural hamlet convenient for the Lakeland town of Ellesmere.

The property is positioned within generous gardens which extend, in all, to around 0.68 acres and comprise expanses of lawn overlooking open countryside, with an impressive approach which leads through entrance pillars bearing the property's name onto a substantial driveway and further onto a detached double garage/workshop.

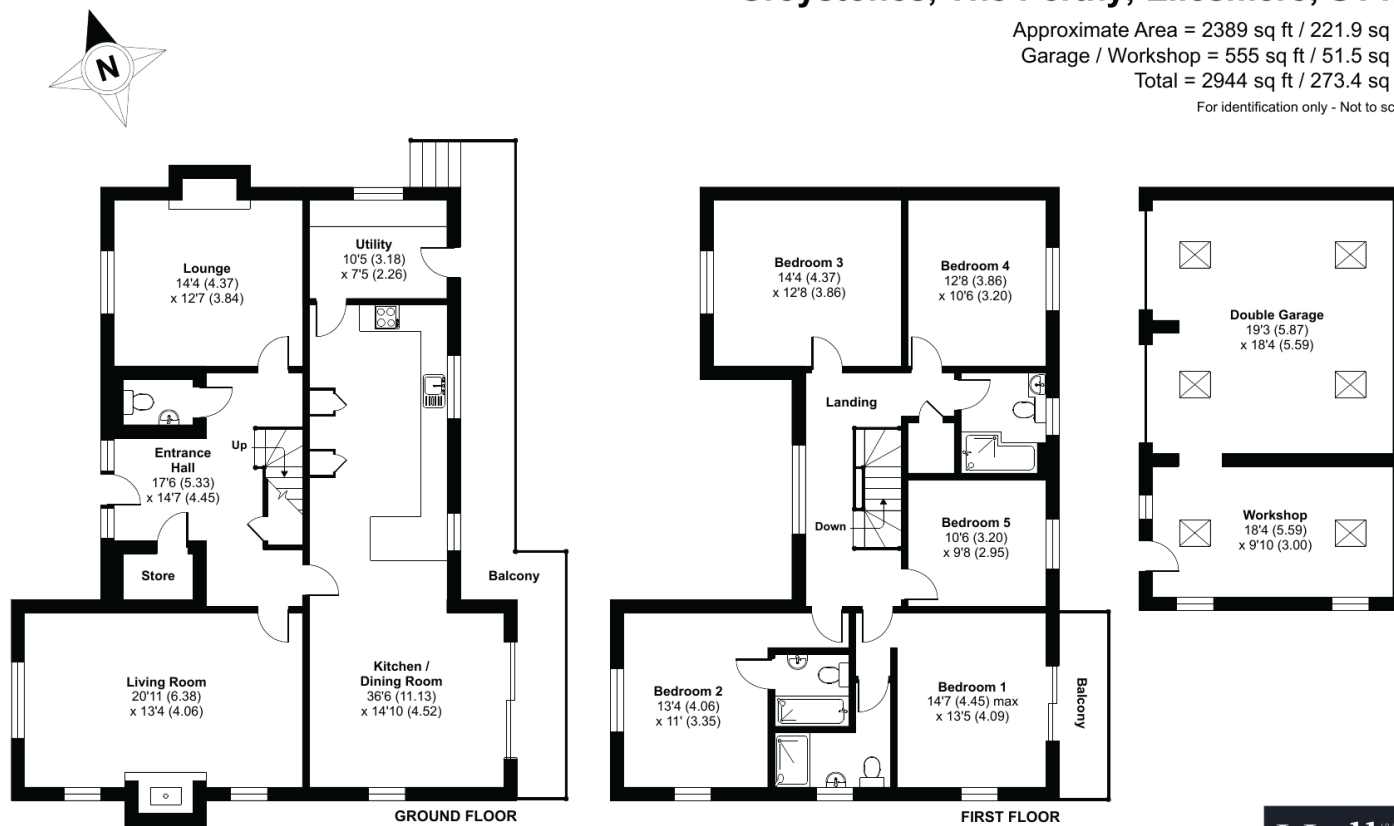
## SITUATION

Greystones enjoys a particularly enviable position within the hamlet of The Perthy, which, whilst nestling amongst the rolling fields of the renowned north Shropshire countryside, retains a convenient proximity to the Lakeland town of Ellesmere, where a range of day-to-day amenities are provided, including Schools, Supermarket, Medical Facilities, Public Houses, and Restaurants; with the larger market towns of Oswestry and Whitchurch both easily accessible.

The surrounding county centres of Shrewsbury, Wrexham, and Chester all lie within a commutable distance and provide a more comprehensive range of amenities, including cultural and artistic attractions.

## PROPERTY

The property provides principal access into an impressive Entrance Hall, where oak stairs rise to the first floor and doors allow access into the ground floor living accommodation, which comprises, to the northern aspect, a welcoming Living Room complete with multi-fuel burner and dual-aspect windows, with, to the south, a versatile Lounge which could serve as Office



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1235778

or Family Room; the rear of the ground floor is given over to a wonderfully light and airy open-plan Kitchen / Dining Room which extends to over 11m in length and serves as the heart of the home, whilst featuring a modern fully-fitted kitchen alongside bi-fold doors, situated before a planned dining area, which open onto an external raised balcony which runs along the length of the property. The ground floor accommodation is completed by a Utility Room, Cloakroom, and useful Store Cupboards.

## Greystones, The Perthy, Ellesmere, SY12

Approximate Area = 2389 sq ft / 221.9 sq m

Garage / Workshop = 555 sq ft / 51.5 sq m

Total = 2944 sq ft / 273.4 sq m

For identification only - Not to scale



Stairs rise from the Entrance Hall to a first-floor landing with views over the front garden, with doors providing access into five Bedrooms, two of which boast En-Suites and all of which enjoy excellent views across the unfolding landscape, with the principal Bedroom complemented by a delightful balcony which capitalises on the scenery beyond.



## GARDENS

Greystones is complemented by generous gardens which extend, in all, to around 0.68 acres and provide sweeping expanses of lawn, ideal for families, set against a particularly pleasant backdrop of open farmland. Adjoining the property immediately beyond the Kitchen is an elevated balcony which sits above the rear gardens and represents a wonderful opportunity for outdoor dining and entertaining.

The property is accessed off a quiet country lane through brick-built entrance pillars onto a substantial driveway which leads to the detached double garage/workshop and further on to the front of the property.

## GARAGE / WORKSHOP

Situated directly beyond the entrance to the property is a substantial double garage/workshop (approx. 555 sq ft) which has been designed to complement the contemporary architecture of the home with a rendered exterior under a tiled roof. The building, as presently divided into two vehicular bays with anthracite access doors, alongside a workshop area to the north, provides excellent storage space but may offer potential for conversion into a Studio, Home office, or dependant accommodation (LA consent permitting), with the first floor having been given building control approval for use as a Study Room.



## SCHOOLING

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

## 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.

## SERVICES

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

## LOCAL AUTHORITY

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

Tel: 0345 678 9000.

## COUNCIL TAX

Council Tax Band – G

## DIRECTIONS

What3Words ///noses.structure.doormat

Leave Ellesmere via Scotland Street in the direction of Oswestry, continuing over the roundabout on the edge of town onto the A495; after around 1.2 miles a right-hand turn (signposted Perth) leads onto a country lane. Follow the country lane for around 0.5 miles and the property will be located on your left, identified by a Halls "For Sale" board



## RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

### 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.



For illustrative purposes only

