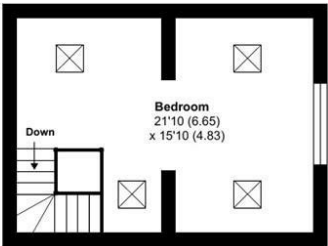


FOR SALE

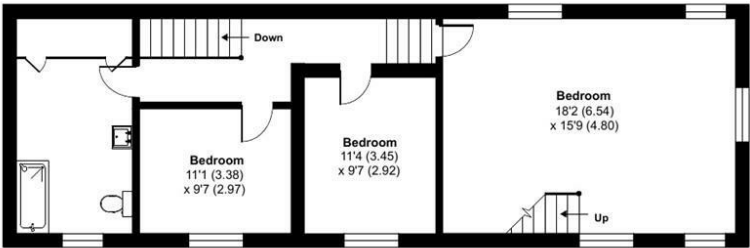
The Old Padlock 14a High Street, Ellesmere, Shropshire, SY12 0EP



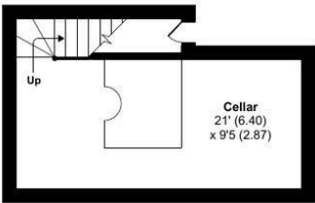
Approximate Area = 2159 sq ft / 200.5 sq m  
For identification only - Not to scale



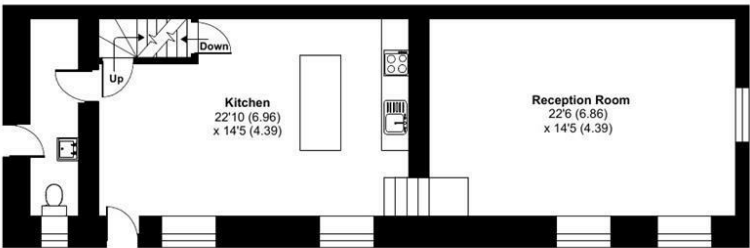
SECOND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nXchem 2025. Produced for Halls. REF: 1260844



FOR SALE

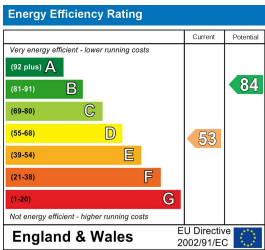
Offers in the region of £295,000

The Old Padlock 14a High Street, Ellesmere, Shropshire, SY12 0EP

**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



England & Wales  
EU Directive 2002/91/EC

A unique and characterful townhouse boasting around 2,000 sq ft of particularly versatile accommodation with scope for modernisation, accompanied by gardens and parking, conveniently situated in a pleasant "tucked away" position within the heart of Ellesmere.



01691 622 602

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



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Oswestry (9 miles ) Wrexham (12 miles) Shrewsbury (18 miles) Chester (28 miles).


(All distances approximate)



1 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- Unique Townhouse
- Versatile accommodation
- Potential to modernise
- 'Tucked away' Position
- Gardens and Parking
- Convenient Location

DESCRIPTION

Halls are delighted to offer The Old Padlock, 14a High Street in Ellesmere, for sale by private treaty.

The Old Padlock is particularly charming period townhouse which retain a range of traditional features whilst providing around 2,000 sq ft of extraordinarily versatile living accommodation which offers exciting scope for modernisation and improvement, this positioned over three deceptively spacious floors with cellar space beneath and at present comprising, on the ground floor, a Kitchen/Dining Room, Living Room, and Utility/WC, together with, to the upper floors, three Bedrooms, a family bathroom, and a further landing Bedroom which could be utilised for a variety of onward usages.

The property is complemented by private gardens which lie to the south of the property and again provide excellent potential for landscaping and improvement but which, at present, feature an area of shaped lawn bordered by established floral and herbaceous beds and, connecting the garden to the property, a cobbled parking area.

SITUATION

The Old Padlock occupies a pleasant 'tucked away' position within the heart of the town in a quiet setting yet within walking distance of the towns amenities. Ellesmere has an excellent range of local shopping recreational and educational facilities and is still within easy motoring distance of the large centres of Oswestry (9 miles) and the County towns of Shrewsbury (18 miles) and Chester (28 miles), all of which have a more comprehensive range of amenities of all kinds.

SCHOOLING

Within a comfortable proximity are a number of well-regarded state and private schools including Ellesmere Primary School, Ellesmere College, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, and Morton Hall.

DIRECTIONS

From our Ellesmere office, proceed on foot due east along High Street where, situated alongside ADT Carpets, a walkway leads through to the property. Vehicular access is provided by turning on Birch Road and then onto Dairy Grove, which culminates at the property.

W3W

///apartment.snitch.scores

THE PROPERTY

The property provides principal access via a front door which enters into an open-plan Kitchen/Dining Room which serves as the heart of the home and features a fitted kitchen alongside ample space for seating and dining areas, with a door leading through to a generously proportioned Living Room boasting dual-aspect windows with views over the garden and double opening doors which open onto the front. Also accessible from the Kitchen/Breakfast Room is a Cellar and a WC/Utility Room, the latter enjoying a rear access door.

Stairs rise from the Kitchen/Breakfast Room to a first floor landing where doors lead, respectively, into a family Bathroom with a range of traditional recessed storage cupboards and into two Bedrooms with views to the front, with a further door providing access into a large Landing Bedroom which offers elevated views over the gardens to the south and which may allow for conversion into a more traditional Bedroom, Study, or first floor Reception Room.

Rising from the Landing Bedroom, stairs lead up to a well-proportioned second-floor Master Bedroom which, again, allows for a range of possibilities for onward use.

Such is the versatility of the living accommodation that there may be potential for division into two dwellings or for sub-division into studio or commercial space (LA consent permitting).

OUTSIDE

Situated immediately to the south of the property is an attractive cobbled parking area and, beyond this, private gardens which at present comprise an area of lawn bordered by established floral and herbaceous beds, alongside a patio area; all of which provides further opportunity for landscaping and improvement.

THE ACCOMODATION COMPRISES

- Cellar -

- Ground Floor -  
Kitchen/Dining Room: 6.96m x 4.39m  
Living Room: 6.86m x 4.36m  
WC/Utility Room:

- First Floor -  
Bedroom: 3.38m x 2.97m  
Bedroom: 3.45m x 2.92m  
Family Bathroom:  
Landing Bedroom: 6.54m x 4.80m

- Second Floor -  
Bedroom: 6.65mx 4.83m

SERVICES

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

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

COUNCIL TAX

The property is in band 'B' on the Shropshire Council Register.

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.