



Offers in the region of £410,000

## Elm Hayes Lyneal, Ellesmere, Shropshire, SY12 0LG

A charming detached three-bedroom cottage-style property situated within generous gardens and boasting ample driveway parking, a detached garage, and stylishly presented living accommodation, peacefully positioned within the village of Lyneal, near Ellesmere.





Ellesmere (4 miles), Wem (6 miles), Shrewsbury (16 miles), Telford (28 miles), Chester (29 miles).

All distances approximate.



- Cottage Style Property
- Very Well Presented
- Substantial Garden Room
- Driveway and Garage
- Generous Gardens
- Charming Village Location

## DESCRIPTION

Halls are delighted with instructions to offer Elm Hayes, Lyneal, for sale by private treaty.

Elm Hayes is an attractively presented three-bedroom cottage-style property which has been carefully maintained by the current vendors to now provide around 1,400 sq ft of tastefully appointed and wonderfully versatile living accommodation arranged over two well proportioned floors, these comprising, on the ground floor, an Entrance Hall, Living Room, Snug, Kitchen/Dining Room, Study, and Garden Room, together with an externally accessed Utility Room. To the first floor is a galleried landing with scope for use as a reading nook or similar, alongside three Bedrooms (the master enjoying an En-Suite), and a family Bathroom.

The property is centrally positioned within generous gardens which extend, in all, to around 0.18 acres and which have, again, been meticulously cared for by the current vendors, whilst comprising a generous gravelled parking area to the front of the property providing ample space for a number of vehicles and leading on to the recently constructed Garage/Workshop, with the remainder of the external space given over to substantial lawns, a paved patio area, and an array of well-stocked floral beds.

## SITUATION

Elm Hayes is elegantly positioned in a slightly elevated position within the charming rural village of Lyneal, which nestles amidst the rolling fields of the celebrated north Shropshire countryside, with an array of delightful countryside walks available from the doorstep, most notably around nearby Colemere and the surrounding canal network. Whilst basking in all that's best about rural living, the property retains a convenient proximity to the lakeland town of Ellesmere and the market town of Wem, both of which offer a respectable range of amenities, including Schools, Supermarkets, Restaurants, Public Houses, and Medical Facilities, with the county centre of Shrewsbury lying around 16 miles to the south.

## SCHOOLING

Within a comfortable proximity are a number of well-regarded state and private schools including Welshampton Primary, Newtown C of E Primary, 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.

## W3W

///beam.tactical.proposals

## DIRECTIONS

Leave Ellesmere via the A495, in the direction of Whitchurch, towards the village of Welshampton. In the centre of the village, turn right down Lyneal Lane and continue to the T-junction in the centre of Lyneal; by an old BT Telephone box, turn left and then immediately right, where Elm Hayes will be found after a distance on your left-hand Identified by a Halls "For Sale" board.



2 Reception  
Room/s



3 Bedroom/s



2 Bath/Shower  
Room/s



## THE PROPERTY

The property provides principal access into a welcoming Entrance Hall where stairs rise to a first floor landing and a door leads immediately to the right into a generously proportioned Living Room which features a window onto the front elevation and an open fire set within an exposed brick surround, with a further door leading into a versatile Snug, which could readily serve a variety of onward usages, be that as library, dedicated Dining Room, or Family Room, and enjoys double-opening doors into the Garden Room, this then leading onto a spacious Kitchen/Dining Room with dual aspect windows and containing a modern fitted kitchen.

Completing the ground floor accommodation is a useful Study/Office, accessed from the Kitchen/Dining Room, which again provides versatility for future use, and a substantial and recently improved Garden Room which boasts glazing onto three aspects with glorious views across the gardens, alongside double-opening doors which open onto a paved patio area. Elm Hayes also enjoys an externally accessed Utility Room situated just beyond the Kitchen.

Stairs rise from the Entrance Hall to an impressive landing which provides ample space for day to day use as a reading nook, office, or similar, with doors allowing access into three well-proportioned Bedrooms, the Master containing built-in storage space and boasting an adjoining En-Suite Shower Room. The first floor also enjoys a modern family Bathroom containing an attractive white suite.

## OUTSIDE

The property enjoys a slightly elevated position within "The Island" in the centre of the village and sits centrally within generous gardens which extend, in all, to around 0.18ac; approached onto a substantial gravelled parking area situated to the front of the property, this providing ample space for a number of vehicles and leading on to a recently constructed Garage/Workshop (approx. 5.00m x 4.50m) which offers double-opening doors to the front, a rear pedestrian door, and power and light.

The remainder of the gardens offer a wonderful complement to the property, with a substantial expanse of lawn bordered by well-stocked floral and herbaceous beds, alongside an attractive paved patio area which represents an ideal space for outdoor dining and entertaining.

## THE ACCOMMODATION COMPRISES:

- Ground Floor -

Entrance Hall:

Living Room: 5.90m x 3.18m (max)

Snug: 3.30m x 3.30m

Kitchen/Dining Room: 6.70m x 2.75m

Study: 2.60m x 2.00m

Garden Room: 5.79m x 3.86m

Utility (externally accessed): 2.45m x 2.00m

- First Floor -

Bedroom One: 3.50m x 3.18m

En-Suite:

Bedroom Two: 2.95m x 2.85m

Bedroom Three: 2.74m x 2.15m

Family Bathroom:

## SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system which has recently been improved.

## TENURE

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

## LOCAL AUTHORITY

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

## COUNCIL TAX

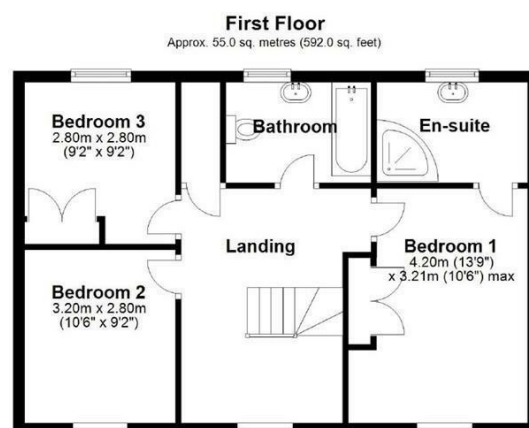
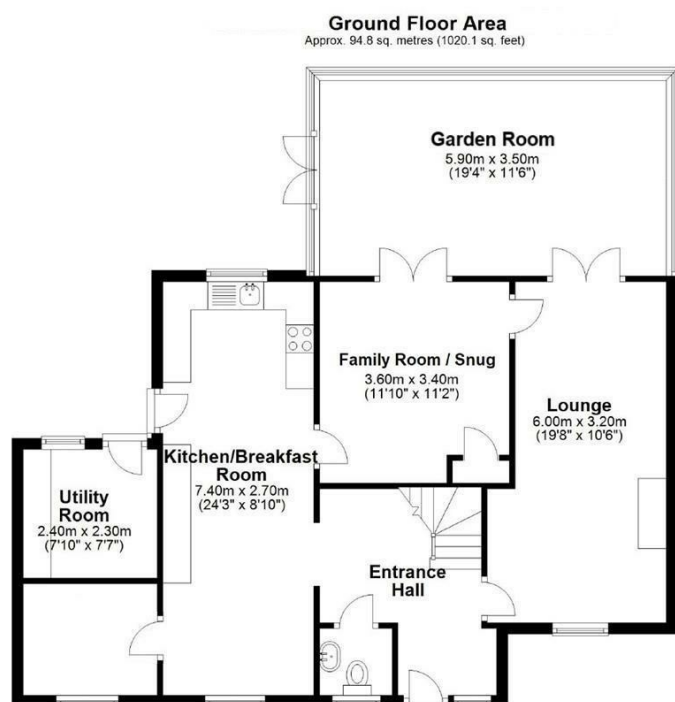
The property is in Band 'E' on the Shropshire Council Register.

## VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW

# FOR SALE

## Elm Hayes Lyneal, Ellesmere, Shropshire, SY12 0LG

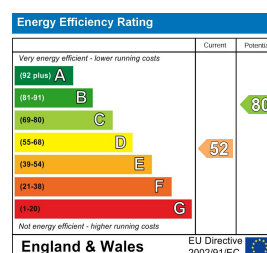


Total area: approx. 149.8 sq. metres (1612.1 sq. feet)

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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

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