



FOR SALE

Offers in the region of £395,000

The Old Police Station Grange Road, Ellesmere, SY12 0AU

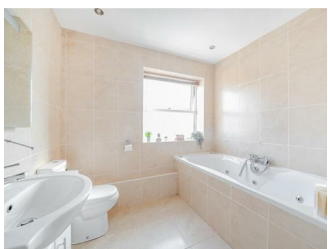
A substantial five/six-bedroom converted Police Station providing over 2,400 sq ft of well presented and generously proportioned living accommodation, alongside easy-care gardens, ample off-street parking, and various outbuildings, conveniently situated close to the heart of Ellesmere.



FOR SALE

Oswestry (8 miles), Wrexham (12 miles), Shrewsbury (17 miles).

All distances approximate.



- **Converted Police Station**
- **Over 2,000 sq ft**
- **Stylishly Presented**
- **Three Garages and Outbuilding**
- **Ample Off-Street Parking**
- **Edge of Town Location**

DESCRIPTION

Halls are delighted with instructions to offer The Old Police Station in Ellesmere for private treaty.

The Old Police Station is aptly named and previously served as the police station for the town but has now been subject to a comprehensive scheme of conversion and improvement works, overseen by the current vendors, and now stands as a substantial and characterful five-bedroom, five reception family homes offering over 2,400 sq ft of well proportioned living accommodation ideal for families whilst comprising, on the ground floor, and Entrance Porch, Entrance Hallway, Study, Living Room, Kitchen/Dining Room, Utility Room, ground floor Bathroom, Snug, and Family Room/Bedroom six with adjoining En-Suite, together with five first floor Bedrooms (the Master enjoying an accompanying Dressing Area and En-Suite) and family Bathroom.

The property is complemented by generous gardens to the rear which have been designed with ease of maintenance in mind, with a predominately concreted area bordered by a selection of raised floral beds and decked patio areas, alongside a vegetable garden and a row of three Garages offering an ideal space for external storage. To the front of the property is a healthy array of off-street parking shielded from the road by established hedging.

SITUATION

The Old Police Station lies within walking distance to the centre of Ellesmere which boasts a range of day to day amenities, including Schools, Supermarket, Public Houses, Medical Facilities, Restaurants, and a range of independent Shops. whilst remaining within within a easy reach of the larger market towns of Oswestry and Whitchurch, both of which offer a more comprehensive range of amenities. The county centre of Shrewsbury lies around 19 miles to the south and provides further recreational, educational, and cultural attractions.

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.

W3W

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DIRECTIONS

Leave Ellesmere on Grange Road in the direction of Overton-On-Dee and, shortly after passing the fire station on your right, a right hand turn leads onto a private rear, where the property is situated immediately on the right.

THE PROPERTY

The property provides principal access into a useful Entrance Porch with ample space for boots, shoes, and coats, and from where a door opens into an Inner Hallways where access is given, respectively, into an Office with internal window into the Porch, and into a generously proportioned Living Room with double-opening doors onto the rear gardens and a window onto the same; with a further door leading immediately to the right into a substantial Kitchen/Dining Room, the two areas separated by an archway, which features a modern fitted kitchen with recessed Pantry and ample space for a dining table, alongside a rear access door.



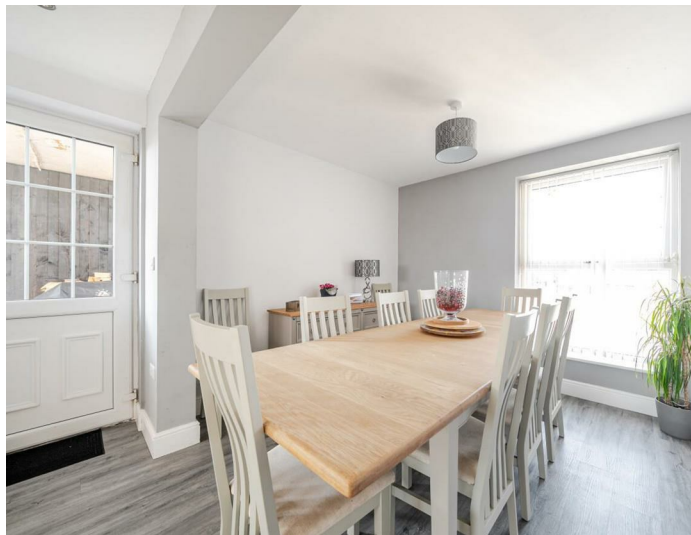
5 Reception
Room/s



5 Bedroom/s



4 Bath/Shower
Room/s



From the Living Room, doors lead in to two further Hallways, one to the rear and providing access into a Utility Room and ground floor Bathroom, and another leading to the Stairwell, where can be found a charming Snug/Reception Room with patio doors onto a side garden, and a Family Room/Bedroom Six with adjoining En-Suite Shower Room.

From the Stairwell, stairs lead to a first floor landing where doors lead into five well-proportioned Bedrooms, with the Master enjoying an adjoining Dressing Area which connects to a stylish En-Suite. Completing the living accommodation is a Family Bathroom which contains a modern white suite.

OUTSIDE

The property is approached off Grange Road onto a private road, with, to the front of the property, a substantial array of off-street parking bays bordered by areas of lawn.

To the rear of the property are substantial gardens which have been designed with ease of maintenance mind and which are predominately concreted, offering excellent scope for further landscaping, if desired, by placement of pots whilst presently enjoying a selection of raised borders retained within timber elevations. The rear gardens also feature an attractive decked patio area, ideal for outdoor dining and entertaining, and a productive vegetable plot.

The Old Police Station is accompanied by a selection of outbuildings, most notably a row of three garages (not presently with vehicular access) which offer an ideal space for external storage, alongside a further predominately brick-built storage shed with central double-opening timber gates allow garden access.

THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Porch: 4.75m x 1.65m

Office: 3.30m x 2.59m

Living Room: 6.02m x 4.78m

Kitchen/Dining Room: 9.17m x 3.20m

Utility Room: 3.61m x 2.08m

Bathroom:

Snug: 3.99m x 3.07m

Family Room/Bedroom Six: 4.01m x 3.38m

En-Suite:

- First Floor -

Bedroom One: 4.60m x 3.40m (max)

(Dressing Area/En-Suite):

Bedroom Two: 2.82m x 2.79m

Bedroom Three: 3.66m x 2.54m

Bedroom Four: 3.40m x 2.82m

Bedroom Five: 2.82m x 2.79m

Family Bathroom:

TENURE

The property is said to be of Freehold tenure and vacant possession will be granted upon completion.

SERVICES

We understand the property benefits from mains water, electric, gas, and drainage.

LOCAL AUTHORITY & COUNCIL TAX

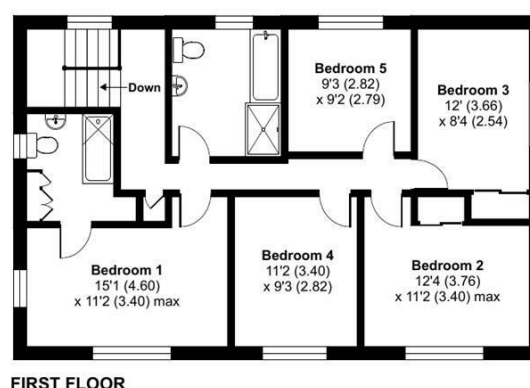
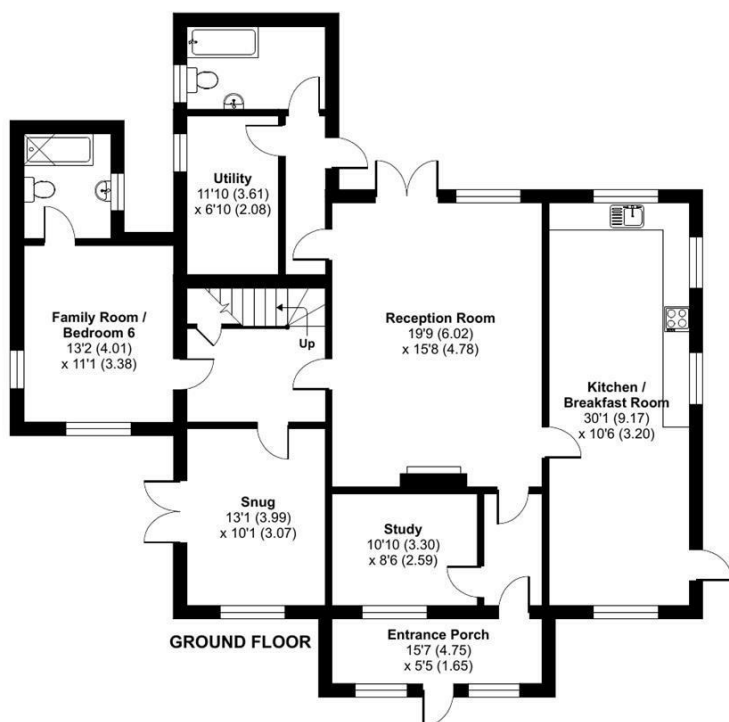
We are advised that the property is within band X on the local council register.

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

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Approximate Area = 2432 sq ft / 225.9 sq m
For identification only - Not to scale

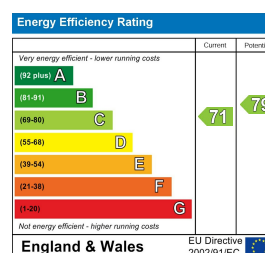


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1269500

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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
E: ellesmere@halls.gb.com



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