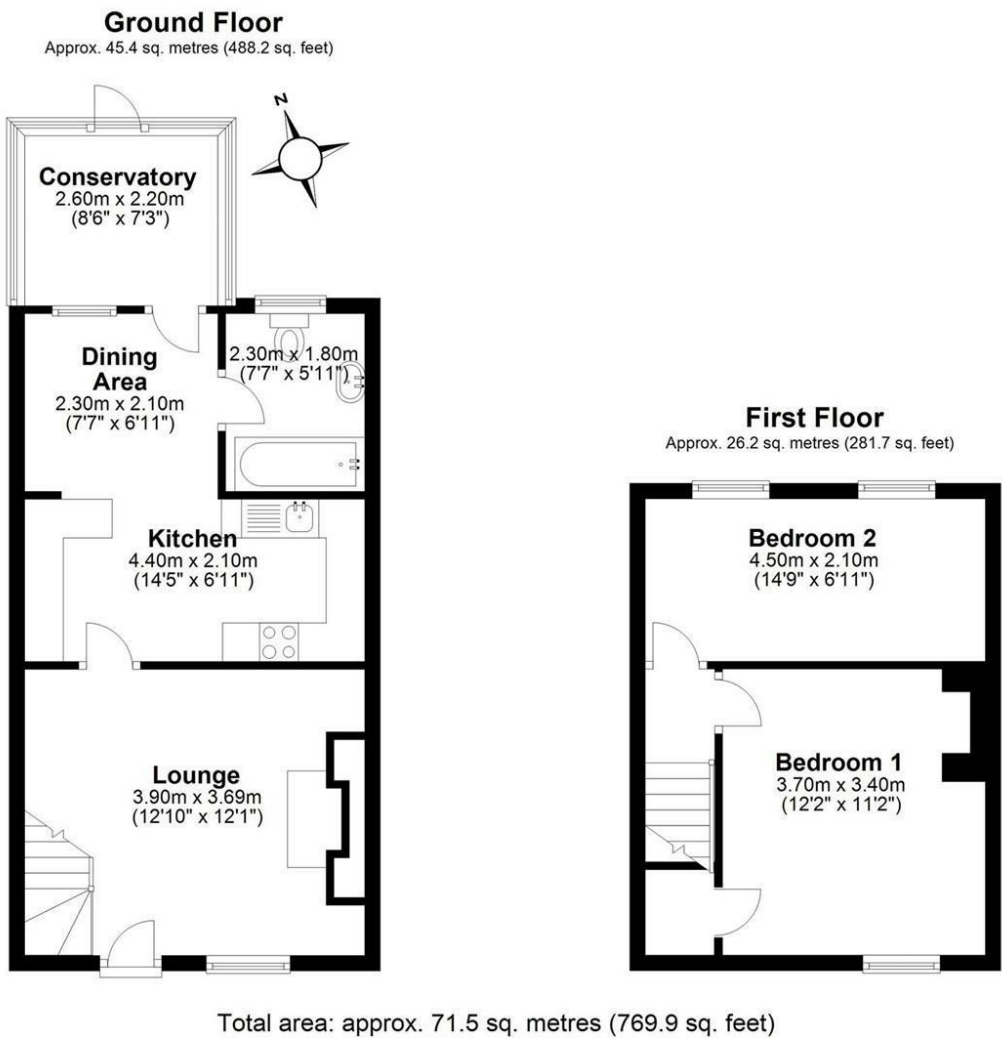


FOR SALE

2 The Terrace, Welshampton, Nr Ellesmere, SY12 0PL

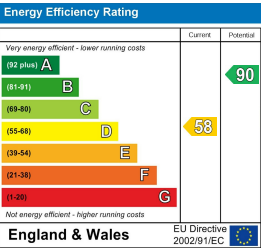


2 The Terrace, Welshampton, Nr Ellesmere, SY12 0PL

**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 very well presented and particularly charming two bedroom, terraced cottage boasting surprisingly generous gardens (extending to approx 100 ft) situated in a quiet "set back" position within the popular, north Shropshire village of Welshampton.



01691 622 602

**Ellesmere Sales**  
The Square, Ellesmere, Shropshire, SY12 0AW  
E: [ellesmere@hallsgb.com](mailto:ellesmere@hallsgb.com)



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Period Cottage
- Very Well Presented
- Approx 100ft Gardens
- Village Location
- Rural Views to Rear
- Conservatory

DESCRIPTION

Halls are delighted with instructions to offer 2 The Terrace, Welshampton, for sale by private treaty.

2 The Terrace is a very well presented and particularly charming two bedroom, terraced cottage boasting surprisingly generous gardens (extending to approx 100 ft) situated in a quiet "set back" position within the popular, north Shropshire village of Welshampton.

The internal accommodation, which is very well presented throughout, provides, on the ground floor, a Lounge, Kitchen, Dining Area, Conservatory, and Bathroom, together with two first floor Bedrooms. The property has the benefit of double glazed windows, an underfloor heating system to the ground floor, and is presented for sale with the fitted carpets and wooden window shutters included in the purchase price.

Externally, the property is complimented by excellent rear gardens which are a surprising feature of the property, and comprise a newly installed composite decking area which offers a fantastic space for outdoor entertaining, leading on to extensive lawned gardens. In all, the gardens extend to approximately 100ft in length and also include a timber garden shed and a useful brick building, formerly a pigs cotes.

The sale of 2 The Terrace does, therefore, provide the rare opportunity to purchase a very well appointed village cottage, presented to a high standard, with excellent gardens, in the popular village of Welshampton.

SITUATION

2 The Terrace is situated just outside the popular North Shropshire village of Welshampton, approximately 4 miles from the North Shropshire Lakeland town of Ellesmere, which has excellent local shopping, recreational and educational facilities. Other North Shropshire Towns including Wem (6 miles) and Whitchurch (10 miles) are both, also, within easy motoring distance. The county towns of Shrewsbury (18 miles) and Chester (28 miles) are, also, within easy reach by car, both of which have a more comprehensive range of amenities of all kinds.

DIRECTIONS

From Ellesmere, proceed in the direction of Whitchurch on the A495 to the village of Welshampton. Upon reaching Welshampton, continue until reaching "The Sun Inn" public house and the property will be situated on the right hand side, positioned within a terrace of similar properties set back from the road.

THE ACCOMMODATION COMPRISES:

A partly glazed front entrance door opening in to a:

LOUNGE

12'10" x 12'1" (3.90 x 3.69)  
Tiled flooring with underfloor heating, an attractive exposed brick fireplace with wooden mantle and inset wood burning stove with two arched alcoves to either side, coved ceiling, double glazed window to front elevation with shutters, carpeted staircase to first floor and door in to the:

KITCHEN

14'5" x 6'11" (4.40 x 2.10)  
With a fully fitted kitchen with 1.5 bowl ceramic sink unit (H&C) with mixer tap and cupboards under, planned space for appliances, a range of solid beech work surfaces with base units below, an integrated four ring hob with tiled splashback and fitted extractor hood over and Stoves oven below, matching eye level cupboards, two quadruple spotlights on track, a further L-shaped range of work surfaces/breakfast bar with base units below, a matching upright storage cupboard, a continuation of the wooden flooring with underfloor heating and archway through to the:

DINING AREA

7'7" x 6'11" (2.30 x 2.10)  
With a continuation of the tiles flooring with underfloor heating, Velux rooflight windows and partly glazed door in to a:

CONSERVATORY

8'6" x 7'3" (2.60 x 2.20)  
With a continuation of the tiled flooring, UPVC double glazed windows on three sides and glazed door out to the rear gardens.

A door leads from the Dining Area in to the:

BATHROOM

With a continuation of the tiled flooring with underfloor heating, a panelled bath (H&C) with tiled surrounding walls and Triton shower, pedestal hand basin (H&C) with tiled splashback and wall mounted mirror over, pedestal hand basin (H&C), ladder style radiator/towel rail, wall mounted extractor fan and opaque double glazed window to rear elevation.

FIRST FLOOR LANDING

With a fitted carpet as laid, inspection hatch to loft space and door in to:

BEDROOM ONE

12'2" x 11'2" (3.70 x 3.40)  
With a fitted carpet as laid, double glazed window to front elevation with wooden shutters, a feature Victorian style fire grate, a range of mirror fronted wardrobes and door into an airing cupboard with hot water cylinder and slatted shelving.

BEDROOM TWO

14'9" x 6'11" (4.50 x 2.10)  
With a fitted carpet as laid, two double glazed windows to rear elevation overlooking the gardens and unspoilt countryside beyond.

OUTSIDE

The rear gardens are a major and surprising feature of the property, briefly comprising a newly installed raised composite decking area, making a lovely setting for outside dining/entertaining etc., which leads on to most extensive lawned garden which includes a timber garden shed and a brick former pigs cote, now used for storage purposes. The gardens extend, in all, to approximately 100ft in length.

SERVICES

We understand that the property has the benefit of mains water and electricity. There is under floor heating to the ground floor and 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

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

COUNCIL TAX

The property is in Band 'A' 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.