



# YEW TREE HOUSE

LOWER FRANKTON | SHROPSHIRE | SY11 4PB









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Ellesmere 3.8 miles | Oswestry 7 miles | Shrewsbury 18 miles | Chester 29 miles  
(all mileages are approximate)

## A CHARACTERFUL COUNTRY HOME POSITIONED WITHIN AROUND 7.5 ACRES

**Versatile Living Accommodation extending to around 2,400 sq ft**

**Two Independently accessed One-Bedroom Annexes**

**Land and Gardens ext to approx. 7.5 acres**

**Range of Outbuildings**

**Rural yet Convenient Location**



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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

Yew Tree House is a particularly charming and characterful country house providing well-appointed living accommodation extending to around 2,400 sq ft; the property retains a range of traditional features and offers an effortlessly versatile array of well-proportioned rooms positioned over two floors.

The property is elegantly situated within land and gardens which extend, in all, to around 7.5 acres, with majestic and well-tended gardens boasting a network of meandering walking routes nestled amongst mature trees and established floral beds which surround the property and offer a wonderful complement to the home. The gardens segue on to a number of paddocks, ideal for the grazing of a variety of livestock or for those with equestrian interests.

The grounds of this enviable property are home to an array of versatile outbuildings, including garaging, general stores, barns, workshops, and a particularly notable summerhouse.

Adjoining the property are two independently accessed one-bedroom annexes, providing possibilities for guest accommodation, short-term rental income, or (LA consent permitting) for inclusion within the main living accommodation.

## SITUATION

Yew Tree House is peacefully situated within the rural hamlet of Lower Frankton, amidst a rolling network of quiet country lanes and footpaths within the undulating splendour of the north Shropshire countryside, which provides untold possibilities for those with rambling, cycling, or equestrian interests, and with the Shropshire Union Canal a mere stone's throw away. Whilst enjoying a truly serene



setting, the property retains a convenient proximity to the nearby towns of Ellesmere and Oswestry, both of which provide a respectable range of amenities, including medical facilities, public houses, and supermarkets, with the county centres of Shrewsbury to south and Wrexham and Chester to the north offering a wider range of both recreational and cultural attractions.

## SCHOOLING

Within convenient proximity are a number of well-regarded state and private schools, including Ellesmere Primary School, Criftons C of E Primary, Lakelands Academy, The Corbett School, Whittington C of E Primary, Ellesmere College, Packwood Haugh, Moreton Hall, Oswestry School, and Shrewsbury School.

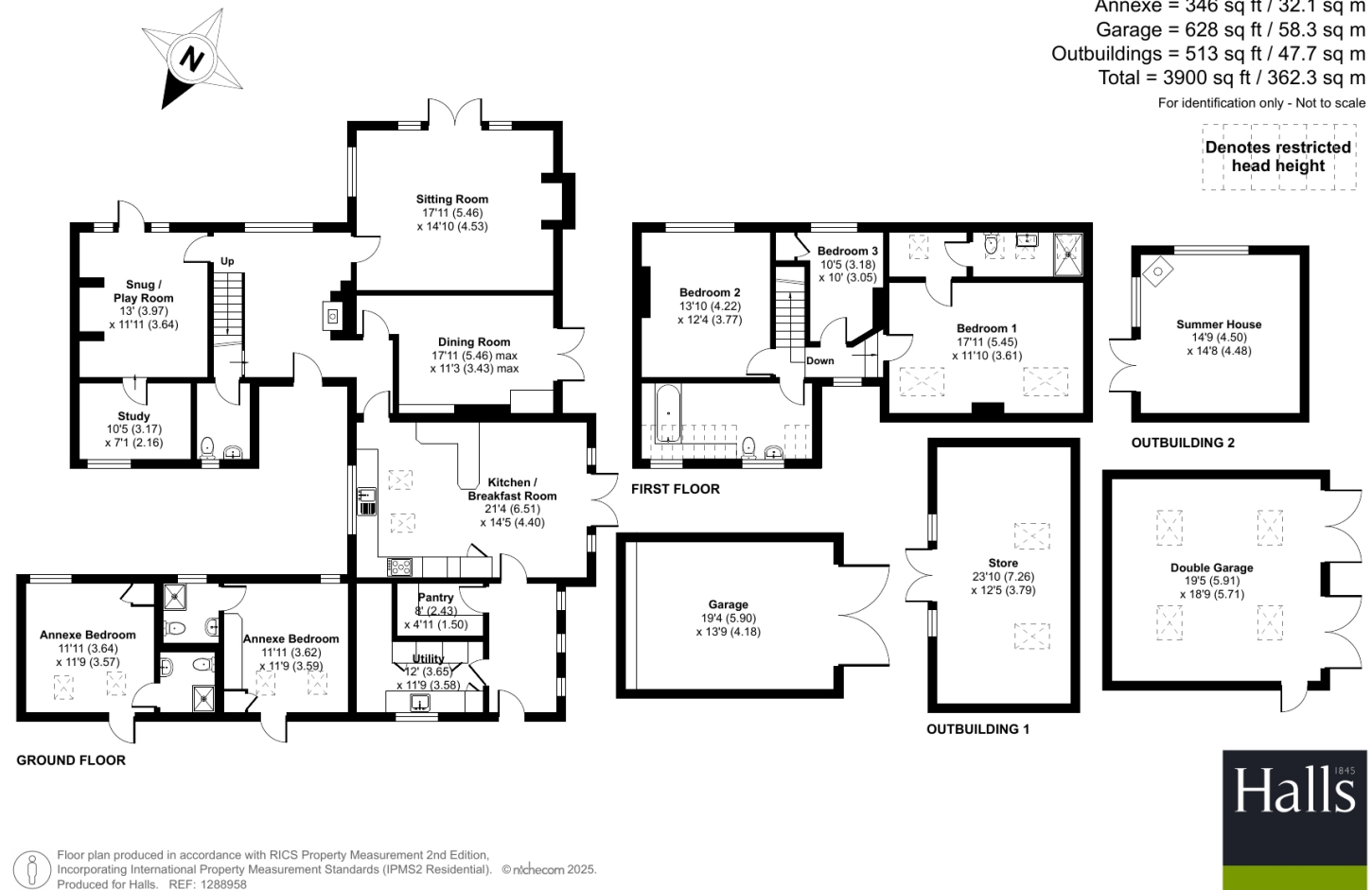
## PROPERTY

The property provides principal access via a door positioned to the side of the property, this opening into an Entrance Hall/Boot Room, with windows overlooking the gardens and doors which lead, respectively, into a useful Utility Room which contains work surfaces with planned space for appliances beneath, and a walk-in Pantry. From the Entrance Hall, a door provides access into a glorious Kitchen/Dining Room which serves as the heart of the property and features a modernised fitted Kitchen positioned alongside ample space for a seating/dining area which overlooks, via a full-height window, the gardens.

From the Kitchen, a door enters into an Inner Hallway where stairs rise to the first floor, with a multi-fuel burner positioned within an inglenook, and an external door provides secondary access onto a front courtyard (planning permission was granted in 2024 for a single storey infill extension connecting to the annexe), and from where a door leads to the right into a versatile Dining Room, which currently serves as a Family/Hobby Room, with double-opening doors directly onto the gardens.

Also accessed from the Inner Hallway is a generously proportioned and welcoming Living Room with dual-aspect windows, multi-fuel burner, and patio door onto the patio area and garden beyond. Turning left from the Hallway, one enters a further Reception Room which segues into a ground floor Office. Completing the ground floor accommodation is a useful cloakroom with low-flush WC and hand basin.

Stairs rise from the Inner Hallway to a first floor landing, where doors lead into three Bedrooms, all of which enjoys views over the unspoilt countryside beyond, and with the Master boasting an adjoining Dressing Room and En-Suite; with the first floor also comprising a family bathroom, which contains a modern white suite.





## LAND AND GARDENS

Yew Tree House is positioned within land and gardens which extend, in all, to around 7.5 acres, or thereabouts; accessed off a quiet country lane onto a generous parking area with space for a number of vehicles, this leading on to a detached double Garage (approx. 5.91m x 5.71m) with power and light laid on.

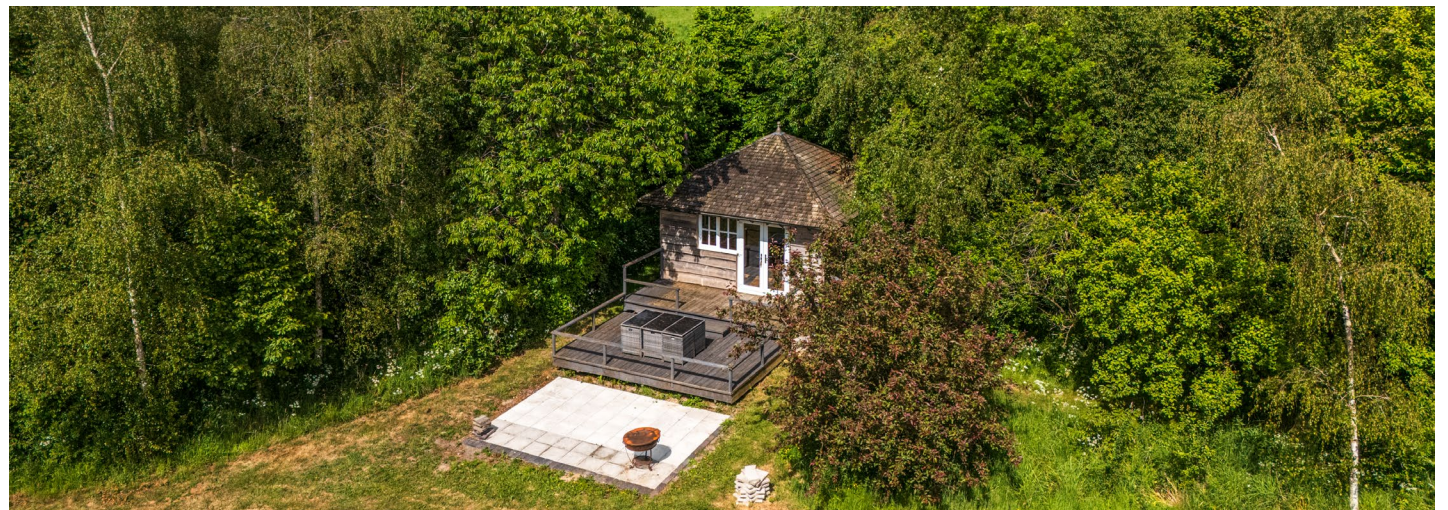
The gardens are a particularly notable feature of the property and have been lovingly maintained to provide a wonderful accompaniment to the property, with generous expanse of lawn positioned alongside patio areas and a network of mown pathways which meander through a range of established trees and floral beds; all of which is interspersed by a number of versatile outbuildings, with further garaging, general stores/barns, and a architecturally charming workshop which offer scope for a variety of usages.

The gardens culminate to the north at a picturesque Summerhouse with decked veranda which overlooks a recently levelled area providing possibilities for a variety of future usages, be that sporting or equestrian, and which enjoys a secondary access off the lane.

Lying to the south-west of the Summerhouse are a number of grazing paddocks, ideal for a variety of livestock.

## ANNEXES

Adjoining the property on its north-eastern side are two independently accessed and well appointed one-bedroom annexes, which have previously been utilised as short term rentals, ideal for those looking for a passive income, but which could offer potential for multi-generational living or, alternatively, and LA consent permitting, for inclusion with the living accommodation of the home.





## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE AND POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## LOCAL AUTHORITY

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

## SERVICES

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

## DIRECTIONS

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Leave Ellesmere via the A495 in the direction of Oswestry and, after around 1.7 miles, turn left (signposted Lower Frankton) onto a country lane. Continue on this lane for around 1 mile until, shortly after passing over a canal bridge, the property will be positioned on the right, identified by a Halls "For Sale" board.

## COUNCIL TAX

Council Tax Band – E

## RIGHTS OF WAY AND 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 AND 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.

