



BRIDGE HOUSE

Welshampton | Ellesmere | Shropshire | SY12 0QA





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WELSHAMPTON | ELLESMERE | SY12 0QA

Ellesmere 3.5 miles | Whitchurch 9 miles | Oswestry 12 miles | Shrewsbury 18 miles
(all mileages are approximate)

AN IMPECCABLY PRESENTED DETACHED COUNTRY HOUSE

Renovated and extended
Over 2,500 sq ft of Living Accommodation
Generous Gardens
Versatile Outbuilding
Semi- Rural Location



Ellesmere Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Bridge House is a handsome detached country house which has been meticulously and thoughtfully extended and renovated by the current vendors to now provide over 2,500 sq ft of stylishly presented and flexibly arrange living accommodation situated across two generously proportioned floors, these comprising, on the ground floor, an Entrance Hall, living Room, Reception Room, Kitchen/Dining Room, Cloakroom, and Snug, together with four first floor Bedrooms (two of which enjoy En-Suites) and a family bathroom.

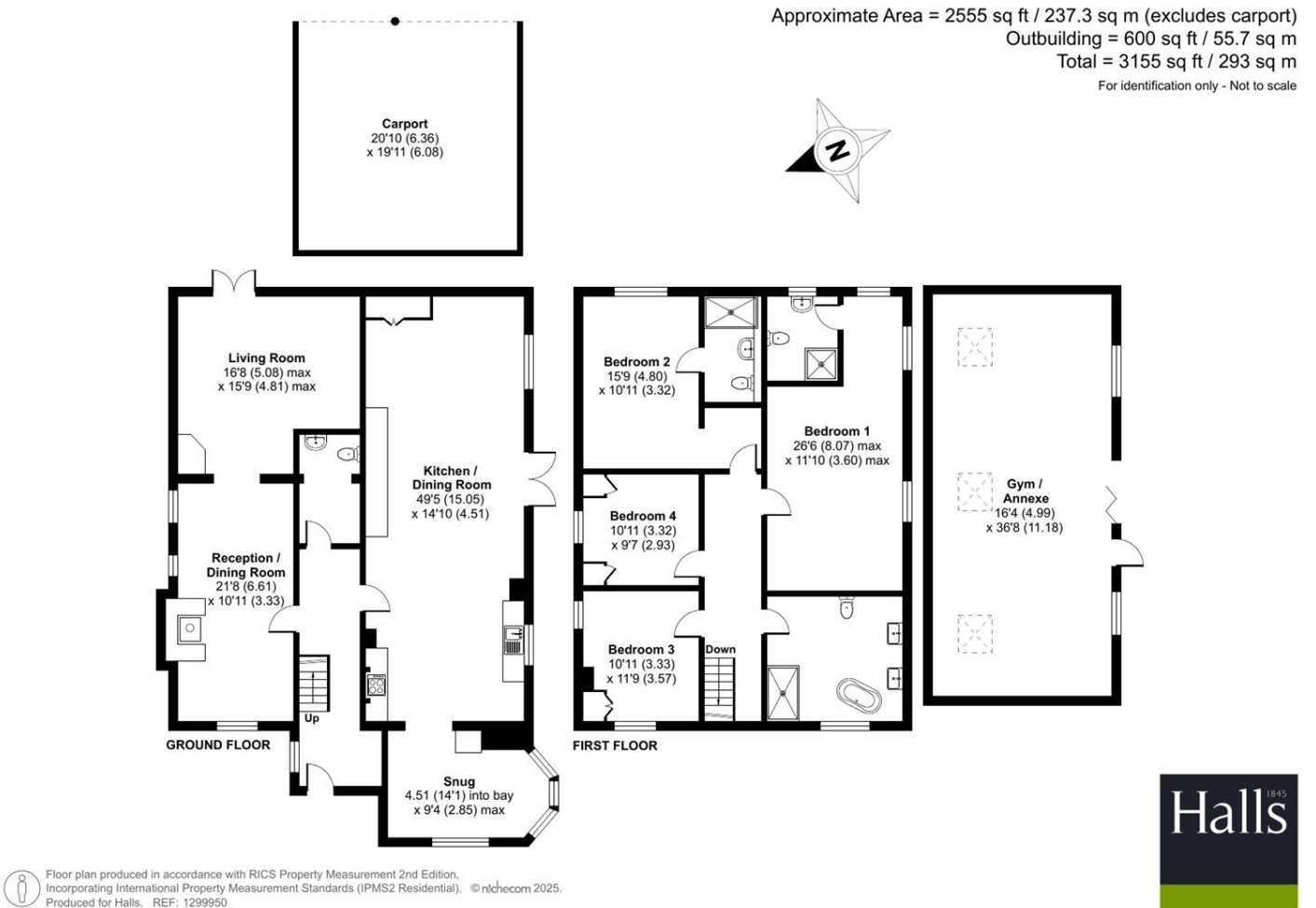
The property is centrally positioned within generous gardens which extend, in al, to around 0.75 acres, with far-reaching views across unspoilt open farmland provided to the west, whilst comprising a sweeping gravelled driveway flanked to one side by an expanse of lawn interspersed with mature trees and duck pond, this leading on to a parking area positioned before an attractive oak-framed carport.

To the south of the property are further gardens which offer additional areas of lawn alongside a substantial terrace which represents an ideal space for outdoor dining and entertaining; this joined by a productive "cottage garden" containing a number of raised vegetable and fruit beds.

Of particular note is a detached and effortlessly versatile outbuilding which is currently utilised as a home gym, but which could readily serve a variety of onward usages, be that as home office, treatment room, or for conversion into dependant or guest accommodation (LA consent permitting), this providing excellent scope for purchasers with multi-generational requirements.

SITUATION

Bridge House lies surrounded by open countryside on the perimeter of the traditional north Shropshire village of Welshampton, which provides a range of amenities, including Primary School, Public House, Church, and



and Village Hall, whilst retaining a convenient proximity to the lakeland town of Ellesmere and the market town of Whitchurch, both of which provide a more comprehensive array of facilities, including

Supermarkets, Medical Facilities, and Restaurants; with the county centre of Shrewsbury to the south and Wrexham to the north offering an exhaustive selection recreational and cultural attractions.



GARDENS

The property is approached through full-height electric gates onto gardens which extend, in all, to around 0.75 acres, with a sweeping gravelled driveway which winds past an area of lawn containing mature trees and a duck pond, to culminate at a substantial parking area with space for a number of vehicles, this situated before an attractive oak-framed double Carport (approx. 6.00m x 6.30m).

To the rear of the property are private gardens which provide a further expanse of lawn bordered by an substantial and attractive paved terrace, this representing an ideal spot for al fresco dining or entertaining with, in addition to this, a cottage garden featuring a number of raised vegetable and fruit beds.

OUTBUILDING

Situated to the west of the property is a detached and particularly versatile single-storey outbuilding (approx. 600 sq ft), at present utilised as a home gym but offering untold possibilities for onward usages, with scope for use as a home office, treatment room, or for conversion (LA consent permitting) into dependant or guest accommodation.

SCHOOLING

The property enjoys a comfortable proximity to a number of well regarded state and private schools including Welshampton C of E Primary, Ellesmerre Primary, Lakelands Academy, Criftins C of E Primary (rated outstanding), Newtown C of E Primary (rated outstanding), Ellesmere College, Oswestry School, and Moreton Hall.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

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

SERVICES

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

LOCAL AUTHORITY

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

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – D

DIRECTIONS

What3Words ///haunt.such.happen

Leave Ellesmere via the A495 in the direction of Shrewsbury, turning left shortly after The Mere to remain on the A495 towards Whitchurch. Continue for around 2.5 miles and, shortly after leaving the village of Welshampton, the property will be situated on the left, identified by a Halls "For Sale" board.



RIGHT OF WAY & 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 these sale particulars or these

BOUNDARIES, ROADS & 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

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.

For illustrative purposes only

