



FOR SALE



Price Guide £495,000

## Old Hall Lyneal, Ellesmere, SY12 0LG

A substantial Grade II listed five/six-bedroom period farmhouse providing excellent potential for modernisation whilst benefitting from generous gardens, a wealth of traditional features, and an array of outbuildings with lapsed planning for conversion into open market dwellings, peacefully situated 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.



- **Period Farmhouse**
- **Requiring Modernisation**
- **Approx 2,500 sq ft**
- **Generous Gardens**
- **Array of Barns and Outbuildings**
- **Popular Village Location**

## DESCRIPTION

Halls are delighted with instructions to offer Old Hall in Lyneal for sale by private treaty.

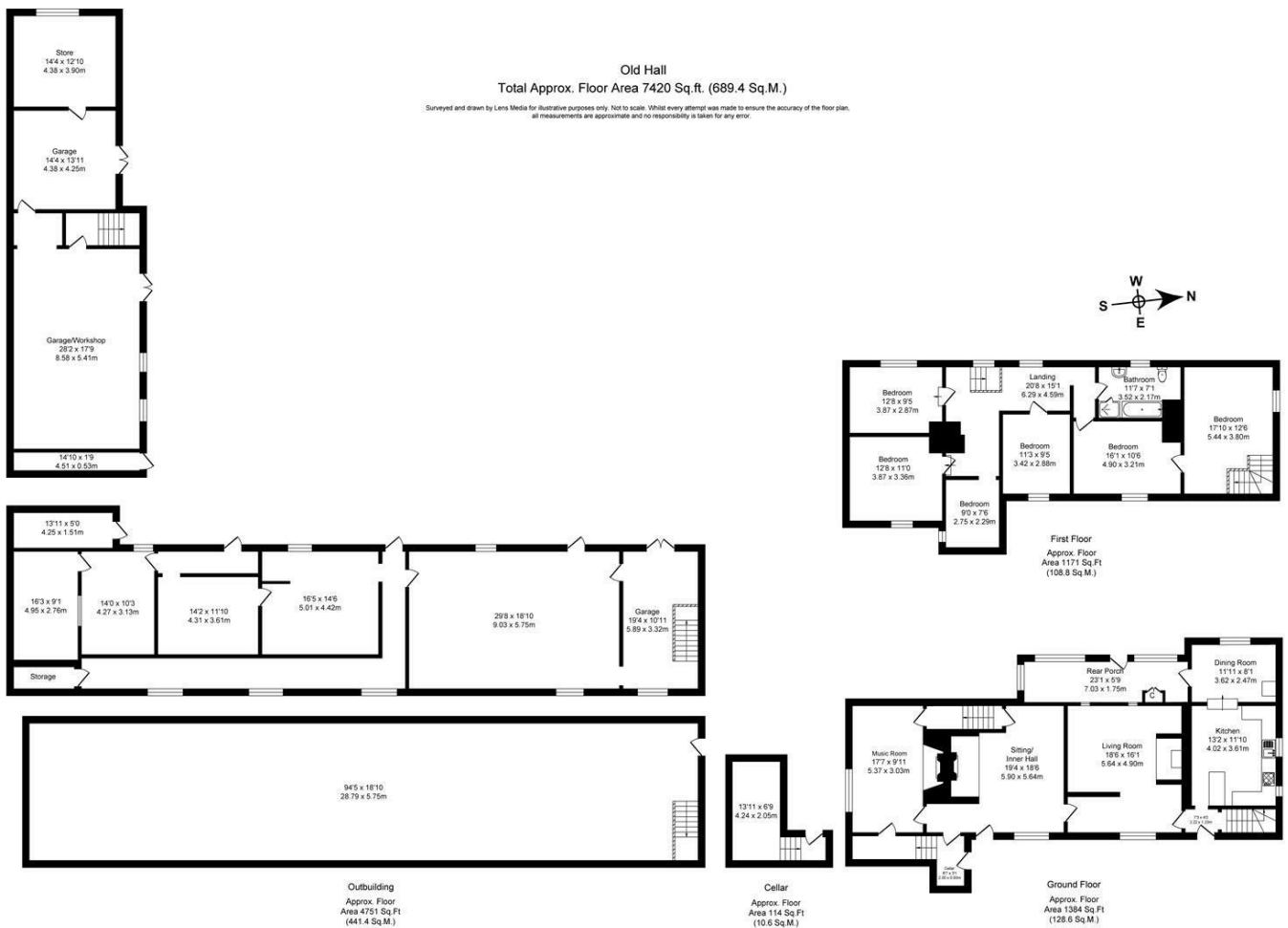
Old Hall is a substantial five/six-bedroom period farmhouse, believe to date to the early 16th Century, which provides over 2,500 sq ft of characterful and versatile living accommodation arranged across two floors and accompanied by a useful cellar, all of which now offers excellent potential for comprehensive modernisation, with the ground floor comprising an Entrance Hall, Kitchen, Dining Room, Living Room, Sitting Room, Porch, Office/Family Room, and Rear Porch, together with six first floor Bedrooms and a family Bathroom.

Old Hall is complemented by a generous level of external space with, to the rear of the property, an expanse of lawn partially retained within established high-level hedging, this accompanied by a paved patio area which provides an ideal space for outdoor dining and entertaining, or simply enjoying the serene calibre of the setting. The property is approached through double-opening farm gates which open onto a substantial concrete yard offering ample scope for the parking and storage of multiple vehicles.

Also accessed off the courtyard are a substantial range of versatile outbuildings extending, in all, to around 4,750 sq ft; predominately former agricultural buildings of brick construction, which offer excellent potential for a variety of onwards usages, be that of an agricultural or commercial nature, or, potentially, for conversion into dependant or holiday accommodation (LA consent permitting).

## SITUATION

Old Hall is peacefully situated 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.



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



4 Reception  
Room/s



6 Bedroom/s



1 Bath/Shower  
Room/s



### 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 Moreton Hall.

### DIRECTIONS

Leave Ellesmere via the A495 in the direction of Whitchurch, turning left shortly after The Mere to continue on this road towards the village of Lyneal; shortly after passing the Sun Inn on the left, a right hand turn (signposted Wem) leads onto the B5063. Proceed on this road for around one mile until, just after crossing a canal bridge, a right hand turn leads onto a country lane. Follow this lane for just under one mile and, when reaching a cross-roads in the village of Lyneal, the property will be situated on the right, identified by a Halls "For Sale" board.

### W3W

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### THE PROPERTY

The property provides principal access via a covered external porch which opens into an Entrance Hall where stairs rise to the right to an independent first floor Bedroom, and with a door which opens immediately to the fore into a Kitchen features dual windows onto the side elevation and a fitted kitchen comprising a selection of base and wall units, with work surfaces over, with the room segueing on to a Dining Room which could readily serve as a Family Room or Snug, and from where a door leads into a Rear Porch/Boot Room with views across the garden and external door leading out to the same.



Turning left from the Entrance Hall, one enters a particularly charming Living Room which features a wealth of traditional features including exposed ceiling and wall timbers, with a planned seating area positioned before an impressive exposed brick and timber inglenook, and with a door which leads through to a versatile Sitting Room/Inner Hallway, from where stairs rise to a first floor landing, with secondary access door, a window overlooking the front courtyard and a further exposed-brick inglenook; with a door leading off to an extruding Entrance Porch providing a tertiary access and steps which descend to the Cellar (approx. 4.24m x 2.05m).

The ground floor accommodation is completed by a further reception room positioned to south of the property, this most recently utilised as a music room but offering scope for a variety of usages, and accompanied by a large storage cupboard situated to one end, with a further inglenook housing an open-fire.

Stairs rise from the Inner Hallway to a characterful first floor landing where access is provided into four well-proportioned Bedrooms with windows providing views across the village and countryside beyond, alongside a recessed Snug/Office area which could readily serve as Bedroom five; the Bedrooms are complemented by a family Bathroom containing a suite which comprises a bath, shower cubicle, low-flush WC, and hand basin.

### THE ACCOMMODATION COMPRISES

- Ground Floor -

Kitchen: 4.02m x 3.61m

Dining Room: 3.62m x 2.47m

Living Room: 5.64m x 4.90m

Sitting/Inner Hall: 5.90m x 5.64m

Music Room: 5.37m x 3.03m

- First Floor -

Bedroom: 3.67m x 2.87m

Bedroom: 3.87m x 3.36m

Bedroom: 3.42m x 2.88m

Bedroom: 4.90m x 3.21m

Snug/Office: 2.75m x 2.29m

Family Bathroom:

Independent Bedroom: 5.44m x 3.80m



## OUTSIDE

The property is approached onto a substantial concrete yard which provides ample space for the parking and storage of multiple vehicles, this leading, via a short set of steps set within a low-level brick wall, to a seating area positioned to the front of the property, this spanning the length of the property and offering a lovely spot for sitting out.

To the rear of the property are generous gardens which, at present, comprise an expanse of lawn partially bordered by established hedging, with a paved patio area situated alongside the hall providing space for outdoor dining and entertaining.

## THE BARN

Old Hall is complemented by an array of versatile outbuilding which extend, in all, to around 4,750 sq ft, these positioned around the central concrete yard an offering excellent potential for a variety of onward usages, be that agricultural or commercial in nature, or potentially for conversion into dependant or short-term letting accommodation (LA consent permitting).

Now expired planning permission has previously been granted for the conversion of the agricultural buildings into two dwellings and one office/studio.

## SERVICES

We are advised that the property benefits from mains water and electricity. Drainage is to a private system.

## LOCAL AUTHORITY

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

## COUNCIL TAX

The property is shown as being within council tax band G on the local authority register.

## TENURE & POSSESSION

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

## LISTING

We understand the property is Grade II listed; listing number 1055899

## AML (ANTI-MONEY LAUNDERING)

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.

# FOR SALE

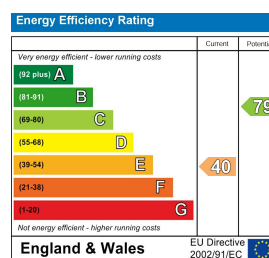
## Old Hall Lyneal, Ellesmere, SY12 0LG



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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 Rating



## 01691 622602

**Ellesmere Sales**

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