

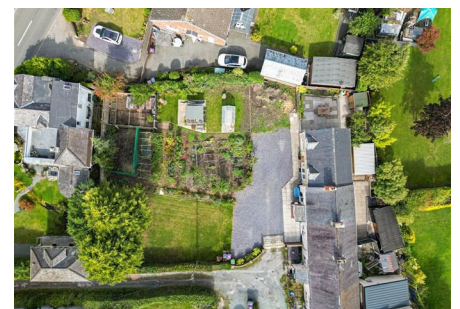


FOR SALE

Offers in the region of £415,000

1 Llangollen Terrace, Ifton Heath, St. Martins, SY11 3DQ

A charming three-bedroom period cottage accompanied by an adjoining and stylishly presented two-bedroom annexe, all situated within generous gardens which extend to around 0.26ac, peacefully situated in a tucked away position close to the heart of St. Martins.



Ellesmere (5 miles), Oswestry (6 miles), Wrexham (11 miles), Shrewsbury (22 miles)

All distances approximate.



- **Three Bedroom Cottage**
- **Two Bedroom Annexe**
- **Much Improved and Modernised**
- **Gardens ext. to 0.26ac**
- **Private and Secluded Setting**
- **Village Location**

DESCRIPTION

Halls are delighted with instructions to offer 1 Llangollen Terrace for sale by private treaty.

1 Llangollen Terrace is a charming and well appointed three-bedroom period cottage which has been lovingly improved by the current vendor to now provide around 1116 sq ft of characterful and stylish living accommodation arranged across two floors.

The property is complemented, to the north, by an adjoining two-bedroom annexe which has, again, been carefully improved and which now offers around 814 sq ft of versatile accommodation providing scope for those with multi-generational requirements or buyers looking for passive income via short-term letting.

The property is situated within generous gardens which extend, in all, to around 0.26ac and, at present, comprise ample driveway parking for a number of vehicles, alongside areas of lawn and a plentiful array of productive fruit and vegetable beds.

SITUATION

The property is peacefully situated in a particularly private and secluded setting close to the heart of the popular village of St.Martins, which enjoys a respectable range of day-to-day amenities, including Schools, Public Houses, Church, Village Hall, and the local renowned Stans Supermarket, whilst retaining a convenient proximity to the nearby towns of Ellesmere and Oswestry, both of which provide a more comprehensive array of facilities. The county centres of Wrexham and Shrewsbury lie to the north and south respectively and offer a wide array of amenities of all kinds, including cultural and artistic attractions.

SCHOOLING

The property is conveniently placed for access to a number of well regarded state and private schools, including St.Martins School, Criftins C of E Primary (rated outstanding), Weston Rhyn Primary School, Ellesmere Primary, Lakelands Academy, Moreton Hall School, Ellesmere College, and Oswestry School.

DIRECTIONS

Leave Ellesmere via the B5068 in the direction of St.Martins, passing through Dudleston Heath and Criftin, and, when reaching a mini-roundabout, take the third exit onto Overton Road. Proceed on Overton Road for around 0.2 miles where a right hand turn leads onto Llangollen Terrace, where the property is located.

W3W

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2 Reception
Room/s



5 Bedroom/s



2 Bath/Shower
Room/s



THE PROPERTY

The property provides principal access via a front door which opens into a useful Porch/Boot Room, ideal for storing coats and boots after walks in the surrounding countryside, this then leading through to an Entrance Hall where stairs rise to the first floor and a door leads immediately to the left into a welcoming Living Room with patio doors onto the front, engineered oak flooring, and an exposed brick hearth.

Turning right from the Hallway, one enters a well proportioned Living/Dining Room which serves as the heart of this charming home, with a modern fitted kitchen complemented by exposed timbers, a multi-fuel burner, and further patio doors onto the front, alongside a door which opens into a useful Utility Room and further into a Cloakroom.

Stairs rise from the Entrance Hall to a first floor landing, where doors provide access into three Bedrooms, all of which are served by an attractively appointed Shower Room featuring a modern suite set against partially tiled walls.

THE ANNEXE

Similarly to the Cottage, the Annexe is accessed from the front into an Entrance Hall, with a door which then leads to the right into a comfortable Living Room, this boasting exposed ceiling timbers and a multi-fuel burner set on a brick hearth, with, to the left of the Entrance Hall, a cosy Kitchen/Breakfast Room which leads into a ground floor Cloakroom.

The first floor of the Annexe provides two well proportioned Bedrooms, each with integrated storage and served by a modern Bathroom comprising a walk-in shower, stylish bath, low-flush WC, and vanity unit.



OUTSIDE

The gardens are a particularly notable feature of the property and extend, in all, to around 0.26ac; accessed through farm-style gates onto a generous parking area with ample space for a number of vehicles.

The gardens, as with the house, have been carefully maintained by the current vendors, with expanses of lawn to the front complemented by a productive array of fruit and vegetable beds, all retained within an established tree boundary. To the rear of the property is a paved area housing two substantial timber storage sheds, which currently serve as a workshop store/production area for produce from the garden.

SERVICES

We are advised that the property benefit from mains water, electricity, drainage, and gas.

TENURE AND POSSESSION

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

COUNCIL TAX

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

LOCAL AUTHORITY

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

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

FOR SALE

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Main House = 1116 sq ft / 103.6 sq m
 Annexe = 814 sq ft / 75.6 sq m
 Total = 1930 sq ft / 179.2 sq m

For identification only - Not to scale

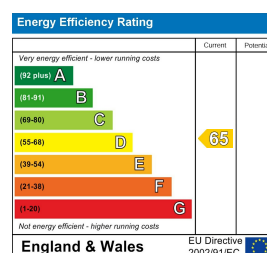


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2025. Produced for Halls. REF: 1354601

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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 622602

Ellesmere Sales

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