



FOR SALE

Offers in the region of £235,000

21 Church Street, Ellesmere, SY12 0HD

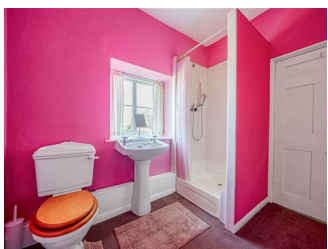
A substantial Grade II listed five-bedroom period townhouse boasting over 2,000 sq ft of characterful living accommodation alongside wonderful gardens which extend to The Mere, all now providing excellent potential for comprehensive modernisation and elegantly positioned in a prestigious edge of town location with glorious views to the rear.



FOR SALE

Oswestry (8 miles), Wrexham (12 miles), Shrewsbury (17 miles).

All distances approximate.



- Period Townhouse
- Character Features
- Scope for Comprehensive Modernisation
- Over 2,000 sq ft
- Gardens which open onto The Mere
- Prestigious Location

DESCRIPTION

Halls are delighted with instructions to offer 21 Church Street, Ellesmere, for sale by private treaty and with the benefit of no onward chain.

21 Church Street is a characterful period townhouse elegantly situated astride The Mere and offering wonderful views across this, the town's most picturesque landmark; the property boasts over 2,000 sq ft of generously proportioned living accommodation traditionally arranged across three versatile floors and now provides excellent potential for improvement and modernisation to become an impressive family home.

The property is complemented by extensive gardens which run from the property in direction of The Mere, with an access gate situated on the northern boundary providing direct access onto the same. The gardens have, in past years, been landscaped to enjoy distinctive sections including patio areas, orchard, and cottage garden, alongside an array of floral and herbaceous beds, but, again, now require a scheme of improvement works to revive their former glory.

SITUATION

21 Church Street occupies a particularly prestigious position against a backdrop of The Mere and is within easy walking distance of the centre of Ellesmere, which boasts a range of day to day amenities, including Schools, Supermarket, Public Houses, Medical Facilities, Restaurants, and a range of independent Shops. whilst remaining within within a easy reach of the larger market towns of Oswestry and Whitchurch, both of which offer a more comprehensive range of amenities. The county centre of Shrewsbury lies around 19 miles to the south and provides further recreational, educational, and cultural attractions.

SCHOOLING

Within a comfortable proximity are a number of well-regarded state and private schools including 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 Morton Hall.

THE PROPERTY

The property enjoys principal access from the south into an impressive Entrance Hall, where stairs rise to the first floor and descend to a useful Cellar (approx. 5.21m x 4.58m), and from where a door opens immediately to the right into a traditional Reception Room, with a full-height window onto the front elevation and two inset alcoves flanking the chimney breast, one of which houses fitted shelving. The Entrance Hall culminates at an open-plan Kitchen/Dining area which serves as the heart of this characterful home and provides a particularly sociable space ideally suited to entertaining or family moments alike, with a fitted kitchen overlooking planned space for seating and dining, this positioned before an exposed-brick inglenook with multi-fuel burner, alongside a range of exposed ceiling timbers and double-opening doors which exit into a Garden Room to the rear.

Stairs rise from the Entrance Hall to a first floor landing, where access is provided into two well proportioned Bedrooms, one of which benefits from integrated storage cupboards, and a Shower Room; with the landing further comprising stairs which rise again to a second floor which enjoys two more Bedrooms, both able to accommodate double beds, and a Study/Bedroom Five, all of which are served by a family Bathroom.



2 Reception
Room/s



5 Bedroom/s



2 Bath/Shower
Room/s



OUTBUILDING

Adjoining the property to the east, and accessed via the Dining Room or via a passage way directly off Church Street, is a particularly useful outbuilding (approx. 9.00m x 4.25m) with inset Cloakroom and direct access onto the garden. At present, the outbuilding is utilised for general storage but could serve a variety of onwads usages, dependent upon the requirement of the buyer and with LA consent permitting.

OUTSIDE

To the south, the property enjoys a compact front garden which has been designed with ease of maintenance in mind, with traditional steps leading up past an elevated gravelled bed.

The rear gardens are a particularly notable feature of the property and serve as a wonderful accompaniment to the home, extending from the rear of the property and abutting the western aspect of The Mere. In past years, the gardens have been tended to provide unique outdoor "rooms", these comprising a patio area immediately to the north of the property which winds down, via a walkway, through floral beds, a productive cottage garden, and a small "orchard"; all culminating at a door set within a traditional brick wall which opens onto The Mere.

THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Reception Room: 4.67m x 4.29m

Kitchen/Dining Room: 7.11m x 3.78m

Garden Room: 6.57m x 2.05m

- Upper Floors -

Bedroom One: 3.77m x 3.77m

Bedroom Two: 4.63m x 4.31m

Family Bathroom:

Bedroom Three: 4.81m x 3.94m

Bedroom Four: 4.05m x 3.94m

Bedroom Five/Study: 3.01m x 1.96m

W3W

///quickly.everybody.uncouth

DIRECTIONS

From our Ellesmere office, proceed north along Cross Street until reaching a roundabout, here take the third exit onto the A495 and continue for around 0.2 miles, where the property will be situated on the left and identified by a Halls "For Sale" board.

SERVICES

We understand that the property has the benefit of mains of mains water, electricity, gas, and drainage.

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

COUNCIL TAX

The property is in Council Tax Band 'D' 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.

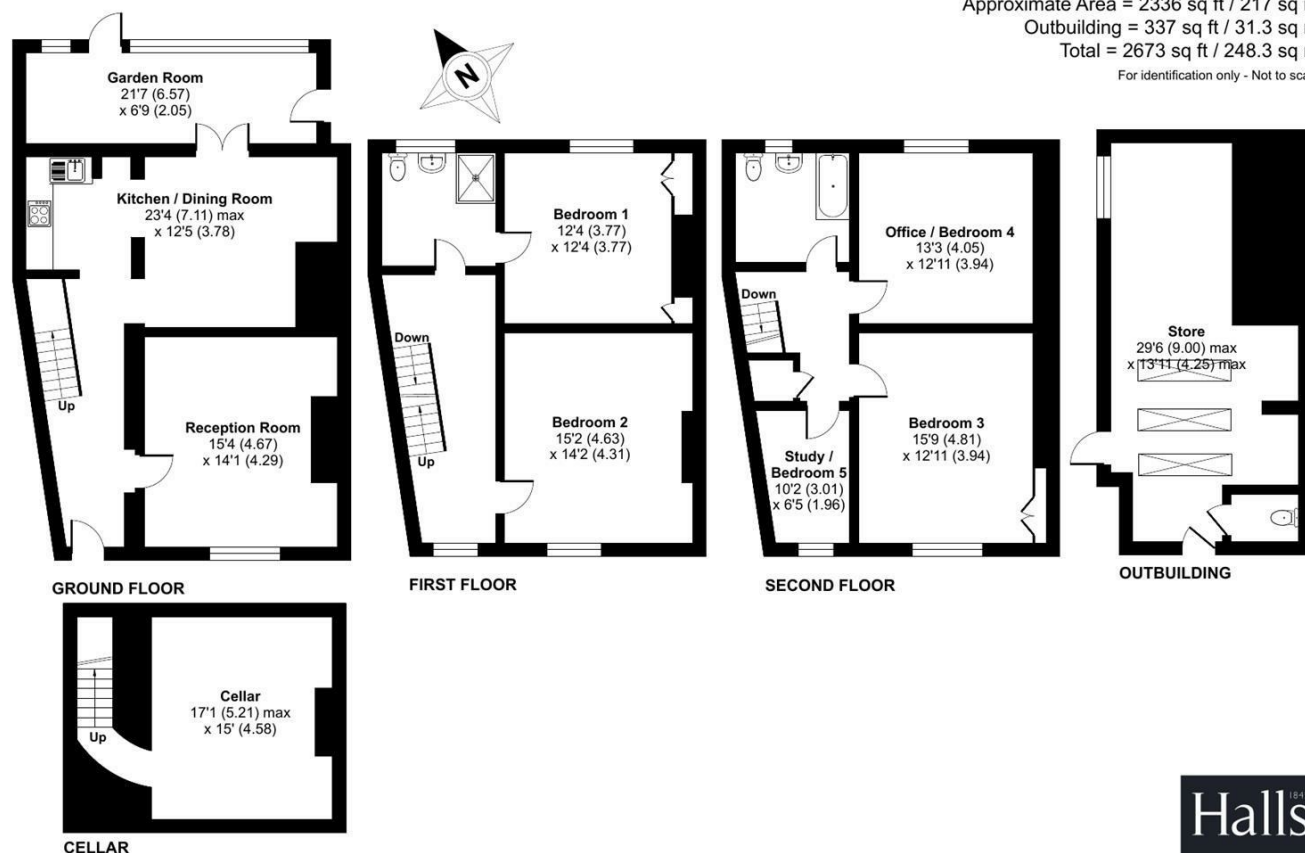
The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

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

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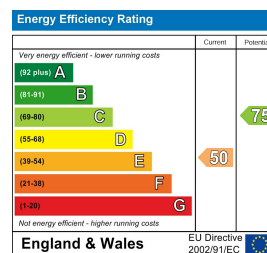


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1356241

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 Ratings



01691 622602

Ellesmere Sales

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW

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