



FOR SALE

Offers in the region of £220,000

8 Sycamore View, Hordley, Ellesmere, SY12 9BQ

A well proportioned three-bedroom semi-detached family home benefitting from generous gardens, useful outbuildings, and picturesque views across open countryside, alongside excellent potential for selective modernisation, peacefully situated in a rural hamlet convenient for Ellesmere and Oswestry.



Ellesmere (4 miles), Baschurch (6 miles), Oswestry (8 miles), Shrewsbury (14 miles).

All distances approximate



- **Family Home**
- **Well Proportioned Living Accommodation**
- **Scope for Modernisation**
- **Excellent Energy Efficiency**
- **Generous Gardens with Open Aspect**
- **Rural Hamlet**

## DESCRIPTION

Halls are delighted with instructions to offer 8 Sycamore View in Lower Hordley for sale by private treaty.

8 Sycamore View is a mature three-bedroom semi-detached family home which has recently been subject to a number of efficiency improvements, including the installation of solar panels and an Air Source heat pump, to now boast over 1,000 sq ft of well proportioned and comfortably arranged rooms ideal for family living. The property offers excellent potential for further decorative improvements.

The property lies within generous gardens which extend, in all, to around 0.13ac and offer picturesque views across the much celebrated north Shropshire landscape. To the fore is ample parking for multiple vehicles, with the rear gardens containing a useful range of outbuildings and tapering to a point with an open aspect across fields.

## SITUATION

The Old School Cottage is situated within the rural hamlet of Lower Hordley which nestles within the rolling fields of the noted north Shropshire landscape and, as such, enjoys access to a network of quiet country lanes, footpaths, and bridleway, making it particularly appealing to those with rambling, cycling, or equestrian interests. Whilst enjoying all that's best about the great British countryside, the property retains a convenient proximity to the nearby towns of Ellesmere and Oswestry, both of which provide an array of amenities, including Schools, Supermarkets, Medical Facilities, Restaurants, and Public Houses; with the county centre of Shrewsbury located around 15 miles to the south and offers a more comprehensive range of facilities, including cultural and artistic 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 is principally accessed via a covered external Porch which opens into an Entrance Hall, from where stairs rise to the first floor and a door leads immediately to the left into a welcoming Living Room, this featuring a bay-window onto the front elevation and ample space for seating arranged around a central exposed-brick chimney breast (recently housing a multi-fuel burner). A doorway leads through from the Living Room to a further and particularly versatile Reception Room, initially intended as a Dining Room but with scope for a variety of onward usages, be that as a Family Room, Study, or, potentially, guest Bedroom.



2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



The Entrance Hall culminates at a door which opens into a Kitchen featuring a selection of base and wall units, alongside a window overlooking the Garden. An external door leads through to a Boot Room which leads further on to a Cloakroom and Store, these positioned immediately alongside an externally accessed Store Room which offers scope for conversion into further living accommodation (PP permitting).

Stairs rise to a first floor landing, where doors allow access into three comfortably sized Bedrooms, all enjoying elevated views across the gently unfolding landscape within which the hamlet nestles. The Bedrooms are served by a Family Bathroom which comprises a panelled bath, low flush WC, and hand basin, all set against partly tiled walls.

#### OUTSIDE

The property is accessed onto a large front garden with ample off-street parking for a number of vehicles, this flanked to one side by an expanse of lawn retained within mature hedging; the parking leads on to a single garage (approx. 5.5m x 2.5m).

The rear gardens are a notable feature of the property and enjoy an open aspect towards unspoilt farmland, whilst at present providing further areas of lawn and housing a predominately timber outbuilding which has previously served as a Summerhouse.

#### THE ACCOMMODATION COMPRISSES

- Ground Floor -

Entrance Hall:

Living Room: 4.56m x 4.32m

Dining Room: 3.29m x 2.95m

Kitchen: 3.51m x 2.12m

Boot Room:

Cloakroom:

- First Floor -

Bedroom One: 3.97m x 3.29m

Bedroom Two: 3.58m x 3.29m

Bedroom Three: 2.99m x 2.16m

Family Bathroom:

#### DIRECTIONS

Leave Ellesmere via Birch Road and, immediately after crossing the canal bridge, turn left onto a country lane. Proceed on this lane, passing Ellesmere College on the left and continuing through the hamlet of Lee until reaching a T junction in the centre of Lower Hordley, where the property will be situated on the right and identified by a Halls "For Sale" board.

#### W3W

///vast.ivory.romance

#### SERVICES

We are advised that the property benefits from mains water and electric. Drainage is to a private system and heating is provided by an Air Source heat pump.

#### LOCAL AUTHORITY

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

#### COUNCIL TAX

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

#### TENURE & POSSESSION

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

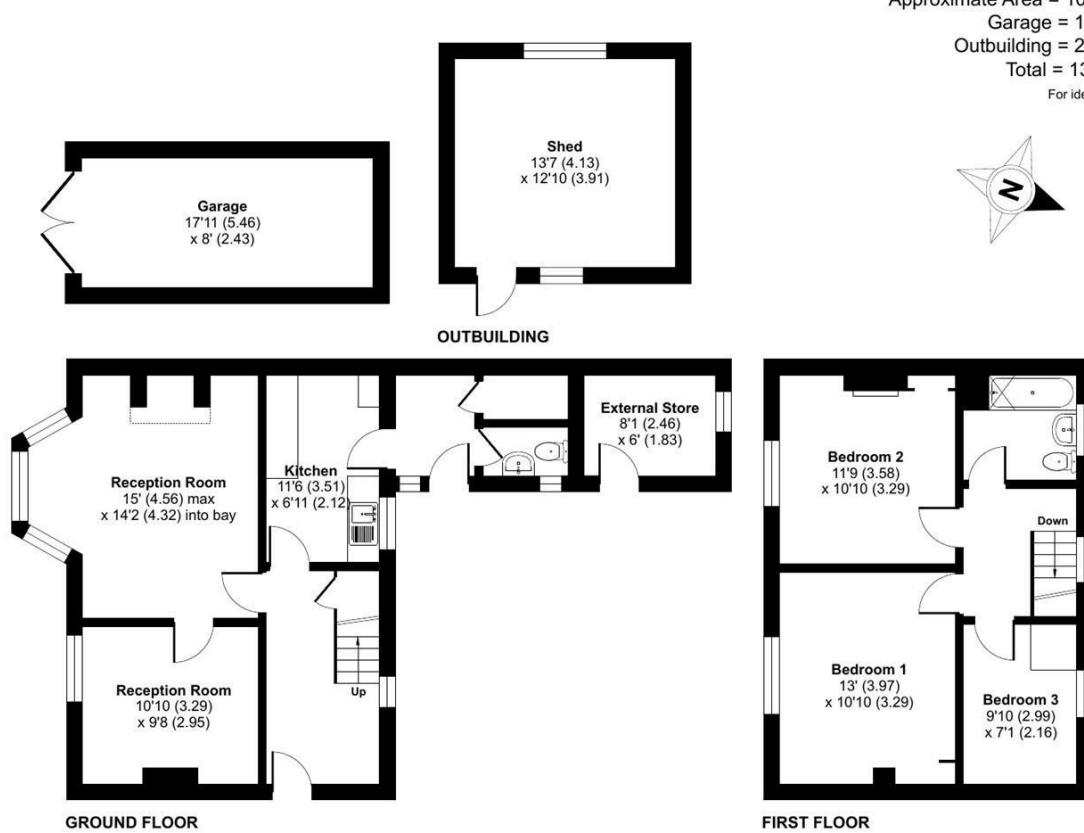
#### ANTI-MONEY LAUNDERING (AML) CHECKS

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.



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1404028

Halls<sup>1845</sup>

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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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (A2 plus) A		
(B1-B1) B	84	87
(B9-B9) C		
(D5-D8) D		
(D9-D4) E		
(F1-F8) F		
(G1-G2) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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