

**FOR SALE**

Price Guide £425,000

## Kohima Villa, 4 Trimpey Street, Ellesmere, Shropshire, SY12 0AE

A classically styled Grade II Listed period town house of great charm and character, which has been substantially extended and is now presented with great style together with super private gardens in a convenient location within walking distance of the centre of the noted North Shropshire town of Ellesmere.





Oswestry (8 miles) and Shrewsbury (16 miles)  
(All distances approximate)



- Period town house
- Spacious accommodation
- Great charm and character
- Ample parking space
- Super private gardens
- Walking distance of town centre

## DESCRIPTION

Halls are favoured with instructions to offer Kohima Villa, 4 Trimpey Street, in Ellesmere, for sale by private treaty.

Kohima Villa is a classically styled Grade II Listed period town house of great charm and character, which has been substantially extended and is now presented with great style together with super private gardens in a convenient location within walking distance of the centre of the noted North Shropshire town of Ellesmere.

The property offers deceptively spacious and versatile internal accommodation presented to a high standard, retaining numerous original features including exposed brickwork and timbers and original fireplaces etc. At present, the accommodation comprises a ground floor Reception Hall, Lounge, Dining Room, Kitchen, open plan Garden Room, Shower Room, Utility Room, Family Room and Garage, together with 5 bedrooms, an En-suite Shower Room and a family Bathroom. The property has the benefit of gas fired central heating, secondary/double glazed windows and is presented for sale with the fitted carpets included in the purchase price.

The gardens are, also, a notable feature of the property and are surprisingly private, including an attractive paved patio area set beneath a timber pergola which leads on, in turn, to a shaped mature lawn, flanked by floral and herbaceous borders and all retained by red brick walling or mature hedging.

The sale of Kohima Villa does, therefore, provide an unusual opportunity to purchase such a well appointed and well proportioned period Grade II Listed town house of great charm and character, presented to a high standard, in a convenient location within walking distance of the town centre.

## SITUATION

Kohima Villa is situated a short distance from the centre of the popular North Shropshire town of Ellesmere, within walking distance of the towns amenities. Ellesmere has excellent local shopping, recreational and educational facilities, and is, also, within easy motoring distance of the larger centres of Oswestry (8 miles) and the county town of Shrewsbury (16 miles) both of which have a more comprehensive range of amenities of all kinds.

## ACCOMMODATION COMPRISES

A front entrance door with wrought iron surround opening into a:

### RECEPTION HALL

A tiled floor, staircase to first floor, coved ceiling, door to cellar.

### LOUNGE

12'4" x 13'10" (3.76 x 4.22)

A feature cast iron fireplace with raised slate hearth, decorative timber surround and mantle over, recessed arched book shelving to either side, picture rail, coved ceiling and window to front elevation.

### DINING ROOM

14'6" x 12'4'0"

An attractive feature cast iron fireplace with a raised tiled hearth and pine mantel and surround, with full length fitted pine storage cupboard to one side and fitted cupboard with glazed display unit to the other, picture rail and a window to side elevation.



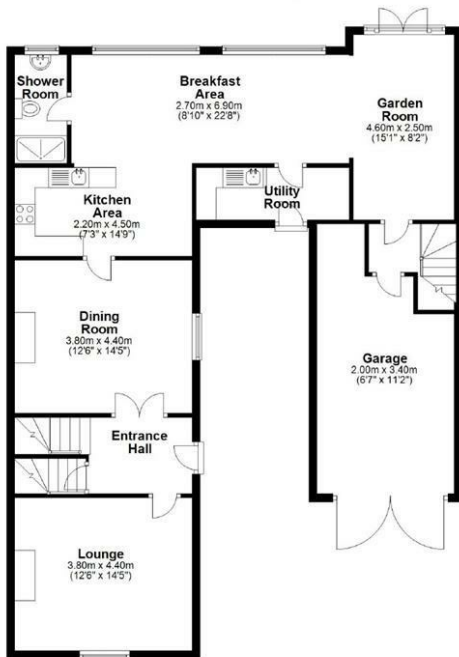
#### Cellar

Approx. 21.0 sq. metres (225.9 sq. feet)



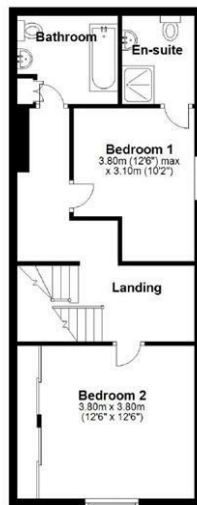
#### Ground Floor

Approx. 120.3 sq. metres (1295.3 sq. feet)



#### First Floor

Approx. 74.9 sq. metres (805.9 sq. feet)



#### Second Floor

Approx. 37.1 sq. metres (399.2 sq. feet)



Total area: approx. 253.3 sq. metres (2726.3 sq. feet)  
Kahima Villa

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.



2 Reception  
Room/s



5 Bedroom/s



3 Bath/Shower  
Room/s



#### KITCHEN

14'9" x 8'3" [4.50 x 2.51]

An attractive Welsh slate tiled floor, a fully fitted kitchen comprising a pottery sink (H&C) with swan necked mixer tap and fitted pine work surfaces to either side with cupboards and planned space below for appliances, matching breakfast bar, a further range of roll topped work surfaces with base units below, planned space for a cooker with a fitted "Zanussi" extractor hood over, further roll topped work surfaces with cupboards and drawers below, extensive wall tiling, matching eye-level kitchen cupboards, fitted spotlights on track, planned space for an upright fridge/freezer, a further 'L' shaped range of roll topped work surfaces with cupboards and drawers below, inset wall tiling and matching eye level units over.

#### OPEN PLAN GARDEN ROOM

23'0" x 9'0" [7.01 x 2.74]

A super room with a continuation of the Welsh slate floor, exposed ceiling timbers, ceiling downlighters, windows to rear elevation overlooking the patio and gardens beyond.

#### SHOWER ROOM

A continuation of the Welsh slate floor, a tiled enclosed shower cubicle with power shower, radiator, low flush WC, pedestal hand basin (H&C), dado rail with wood panelling below, ceiling downlighters, fitted wall mirror and wall mounted extractor fan.

#### UTILITY ROOM

10'9" x 4'1" [3.28 x 1.24]

A continuation of the Welsh slate floor, a range of roll topped work surfaces with circular stainless steel sink unit and cupboards and drawers below, a Worcester gas-fired boiler, matching eye-level units and further work surface with planned space and plumbing below for appliances, door to outside.

#### FAMILY ROOM

15'3" x 8'3" [4.65 x 2.51]

A continuation of the Welsh slate floor, exposed ceiling timbers, glazed double french doors opening out to the patio area and gardens beyond.

#### INNER LOBBY

A continuation of the Welsh slate floor.



#### GARAGE

17'9" x 11'3" [5.41 x 3.43]

[Plus 4'7" x 4'11"] (The room is slightly 'L' shaped). With a brick floor, double opening timber front doors, fluorescent strip lighting, power laid on. Interestingly, the garage was formerly a coach house.

A carpeted staircase rises from the inner lobby up to a first floor:

#### BEDROOM 5 (GUEST ROOM)

21'3" x 10'11" [6.48 x 3.33]

(Maximum) A double glazed window to rear elevation overlooking the gardens, exposed ceiling and wall timbers, feature circular window to front elevation and fitted wardrobes.

The main staircase rises from the Reception Hall up to a:

#### FIRST FLOOR LANDING

A feature original half moon style window to side elevation and potential for use as office space.

#### BEDROOM 1

12'6" x 12'4" [3.81 x 3.76]

A window to front elevation, coved ceiling and an extensive range of fitted wardrobes with full length mirrored sliding front doors.

#### BEDROOM 2

12'5" x 10'4" [3.78 x 3.15]

Coving to ceiling, window to side elevation and steps down to an:

#### ENSUITE SHOWER ROOM

A tiled enclosed shower cubicle with a shower, pedestal hand basin (H&C) with tiled splash, low flush WC and window to rear elevation.

#### FAMILY BATHROOM

A pine panelled bath (H&C) with "Mira" shower, screen and tiled surrounding walls, pedestal hand basin (H&C) with tiled splash, low flush WC, radiator, ceiling downlighters and fitted recessed linen cupboard with slatted shelving.

#### SECOND FLOOR GALLERY STYLE LANDING

A continuation of the carpeted floor, ceiling downlighters and door into:





### **BEDROOM 3**

12'4" x 9'3" [3.76 x 2.82]

A fitted carpet as laid, exposed ceiling timbers and brickwork to one corner, roof light windows, recessed wardrobe with mirrored front doors, under-eaves storage area, radiator, (sloping ceiling to one side with restricted head height creating a cottage effect).

### **BEDROOM 4**

12'3" x 9'3" [3.73 x 2.82]

An exposed ceiling timbers and brickwork to one corner, roof light window, further double glazed window to rear elevation overlooking the gardens and parts of the town beyond, fitted double wardrobe with mirrored front door, access to under-eaves storage area, radiator, sloping ceiling to one side with restricted head height creating a cottage effect.

### **OUTSIDE**

The property is approached off Trimpley Street by a gravelled drive to a forecourt area with room for parking and manoeuvring numerous vehicles.

### **REAR GARDEN**

The rear gardens are a most notable feature of the property and briefly comprise a paved patio area attractively set beneath a timber pergola which leads on to another extensive paved terraced area all making a lovely setting for general sitting/outside dining/entertaining/BBQ's etc. There is a mature shaped lawn with raised timber water feature, flanked by mature floral and herbaceous borders stocked with a wide variety of flowering shrubs and plants. There is a timber Summer House garden storage Shed.

### **TENURE**

The property is said to be 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, gas, electricity and drainage.

### **LOCAL AUTHORITY & COUNCIL TAX**

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. The property is in Band 'D' on the Shropshire Council Register.

FOR SALE

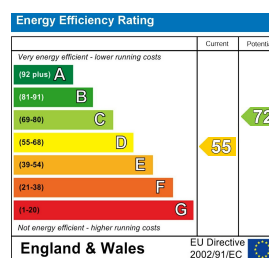
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01691 622 602

Ellesmere Sales

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