

**FOR SALE**

Offers in the region of £595,000

## Rakes House, Bagley, SY12 9BU

A superbly situated detached four-bedroom family home positioned amidst open countryside and boasting excellent gardens, which extend to around 1.5 acres, alongside generously proportioned living accommodation and a double garage, peacefully located on the edge of the rural hamlet of Bagley.





Ellesmere (5 miles), Oswestry (8 miles) and Shrewsbury (14 miles).

(All distances approximate)



- Over 2,000 sq ft
- Detached Family Home
- Double Garage
- Circa 1.5 ac Gardens
- Positioned within Open Countryside
- Edge of Hamlet Location

## DESCRIPTION

Halls are delighted with instructions to offer Rakes House in Bagley for sale by private treaty.

Rakes House, so called, it is understood, as a homage to an agricultural workers' rights activist who operated in the area, rests on the site of a row of former farm labourer's cottages but now stands as an impressive detached family home providing over 2,000 sq ft of well designed and carefully maintained living accommodation which has been extended to presently comprise, on the ground floor, an Entrance Porch, Reception Hall, Living Room, Sitting Room, Kitchen/Breakfast Room, Dining Room Utility Room, and Cloakroom, together with, to the first floor, four Bedrooms, two of which boast an En-Suites, and a family Bathroom.

Rakes House occupies a truly magnificent setting in a secluded position which nestles amongst the unspoilt open farmland of the North Shropshire countryside and is complemented by generous gardens which extend, in all, to around 1.5 acres, or thereabouts, these currently comprising expanses of well maintained lawns interspersed with established trees and floral beds, alongside an ample paddock containing an orchard within it and, immediately to the south-west of the property, an attractive patio area which capitalises on the open views beyond.

## SITUATION

Rakes House lies at the end of a private lane (owned by Rakes House), accessed off a quiet country road on the perimeter of the rural hamlet of Bagley, which epitomises all that which one would hope to find in countryside living whilst retaining a convenient proximity to the nearby centres of Ellesmere and Baschurch. Both of which provides a respectable range of day to day amenities, including Schools, Supermarket, Medical Facilities, Public Houses, Restaurants, and a number of independent Shops. The historic market town of Oswestry lies around 10 miles to the west and offers a more comprehensive array of facilities, with the country town of Shrewsbury sitting around 12 miles to the south and enjoying a wider offering of recreational, cultural, and educational attractions.

## W3W

///swear.starfish.rinses



## Rakes House, Bagley, Ellesmere, SY12

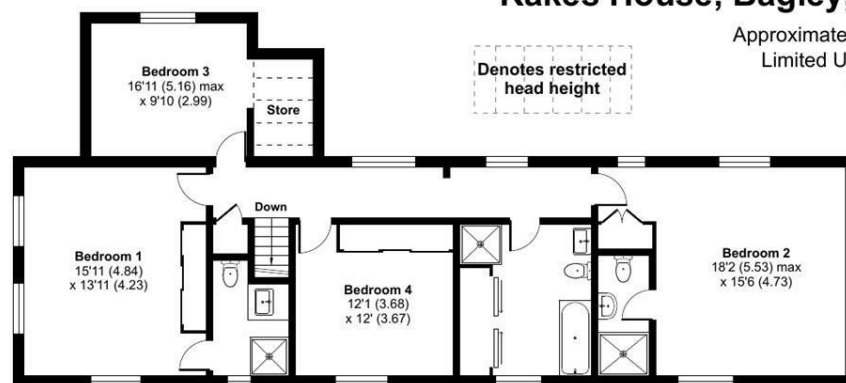
Approximate Area = 2068 sq ft / 192.1 sq m

Limited Use Area(s) = 41 sq ft / 3.8 sq m

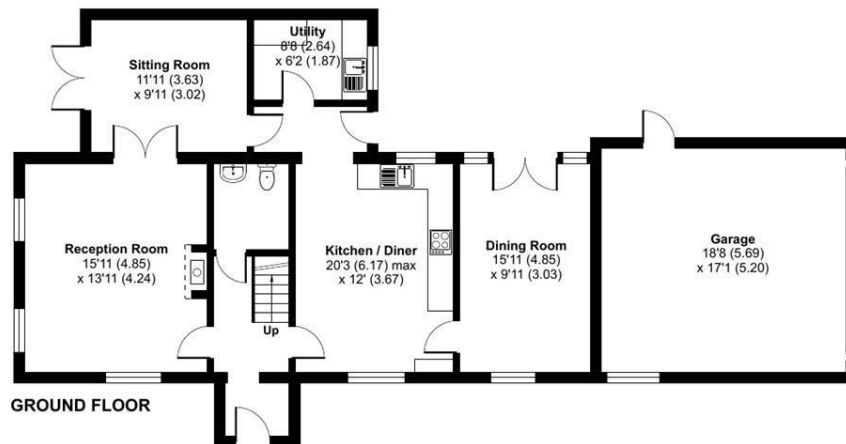
Garage = 318 sq ft / 29.5 sq m

Total = 2427 sq ft / 225.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1242582



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.





3 Reception  
Room/s



4 Bedroom/s



3 Bath/Shower  
Room/s



### DIRECTIONS

Leave Ellesmere via Birch Road and, shortly after crossing the canal bridge, turn left onto a country lane; continue on this lane, passing through the hamlet of Lee, until reaching a T junction within the neighbouring village of Hordley, here turn left and proceed for around 1.4 miles until reaching the centre of Bagley, where a right hand turn leads onto Chapel lane. Continue long Chapel Lane for approximately 0.4 miles until a private lane (identified by a Halls directional board) leads to Rakes House.

### SCHOOLING

Within a short drive are a number of highly rated state and private schools including The Corbet School, Lakelands Academy, Ellesmere Primary School, Cockshutt C of E Primary, Ellesmere College, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep, Packwood Haugh, Adcote School for Girls and Moreton Hall.

### THE PROPERTY

The property provides principal access into an Entrance Porch, ideal for storing muddy boots after country walks, which leads through to a Reception Hall where stairs rise to the first floor and doors lead, respectively, into a Cloakroom and to the right into a spacious Kitchen/Breakfast Room which serves as the heart of the home and enjoys dual aspect windows, with ample space provided for a seating/dining area, and from it a further door enters into a versatile Dining/Family Room with double doors opening directly onto a patio and generous gardens. The Kitchen/Dining Room, leads into a rear Hallway where a door leads out to a patio and rear garden and a further door opens into a useful Utility Room with a range of base and wall units.



The remainder of the ground floor accommodation comprises two light and airy reception rooms, with a large Living Room occupying the southern aspect of the property and enjoying a multi-fuel burner and multiple windows, all of which offer picturesque views of the scenery and gardens beyond and which provide the room with a wonderfully light and airy feel, with, to the rear of this, a cosy Sitting Room/Snug with patio doors and a large patio leading to the garden.

Stairs rise from the Entrance Hallway to a first floor landing, where doors lead into four well-proportioned Bedrooms, two of which enjoy En-Suites and all of which are complemented by wardrobe or storage space, alongside a family Bathroom which features an attractive white suite.

### OUTSIDE

Rakes House nestles within generous outdoor space which extends, in all, to around 1.5 acres, or thereabouts, and is accessed off a quiet country road onto a private lane which culminates in a gravelled parking area with ample space for a number of vehicles and leading further on to a substantial integral double garage (approx. 5.69m x 5.20m) with up and over access door and with power and light laid on.

The gardens are predominately given over to expanses of well-maintained lawn interspersed with mature floral and herbaceous beds, alongside two attractive paved patios which represent ideal spots for outdoor dining and entertaining. Such is the scale of the gardens that there is scope for paddock areas for the grazing of ponies or other animals.

Rakes House enjoys a truly spectacular and secluded setting amidst rolling farmland, with the gardens offering panoramic views across the unspoilt scenery beyond.



### THE ACCOMMODATION COMPRISES:

- Ground Floor -  
Entrance Porch:  
Reception Hall:  
Living Room: 4.85m x 4.24m  
Kitchen/Breakfast Room: 6.17m x 3.67m (max)  
Dining Room: 4.85m x 3.03m  
Sitting Room: 3.63m x 3.02m  
Utility Room:  
  
- First Floor -  
Bedroom One 4.84m x 4.23m  
En Suite:  
Bedroom Two 5.53m x 4.73m  
En Suite:  
Bedroom Three: 5.16m x 2.99m  
Bedroom Four: 3.68m x 3.67m  
Family Bathroom:

### SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system.

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

### COUNCIL TAX

The property is in Band ' E ' on the Shropshire Council Register.

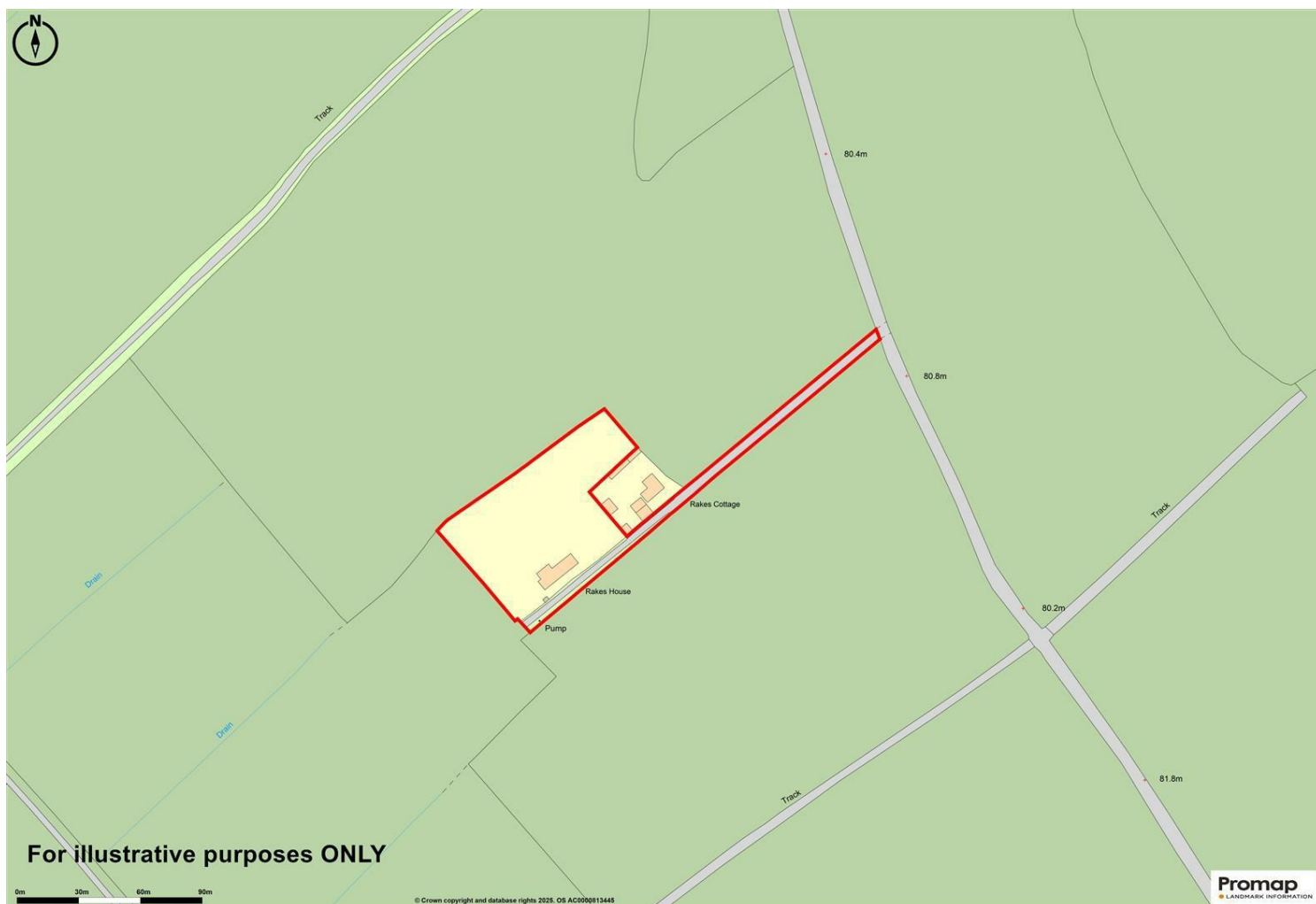
### VIEWINGS

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



# FOR SALE

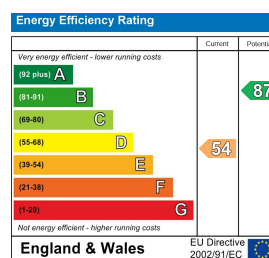
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



Halls 1845

01691 622 602

Ellesmere Sales

The Square, Ellesmere, Shropshire, SY12 0AW

E: [ellesmere@halls.gb.com](mailto:ellesmere@halls.gb.com)



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