

**FOR SALE**

Offers In The Region Of £695,000

The Brambles Bagley Marsh, Ellesmere, SY12 9BP

A substantial and beautifully presented 4 bedroom detached country house in a popular rural location in the hamlet of Bagley Marsh offering wonderful gardens, stable block, paddock and workshop, all situated on approx. 1.2 acres.



MILEAGES: Ellesmere 5.4 miles, Oswestry 10.3 miles, Shrewsbury 13.7 miles. All distances are approximate.



- Substantial country house
- Recently updated throughout
- Superb expansive gardens
- Extensive gravelled drive
- Paddock
- Peaceful and picturesque location

DIRECTIONS

From Shrewsbury proceed on the B5067 road to Baschurch. In the centre of the village continue straight over the crossroads through the village of Weston Lullingfields. Continue to Bagley, and pass through the village, continuing to a open area of grass on the left near the road junction. Turn left immediately after the area of grass down a small country lane. Proceed for 0.4 of a mile and the property will be located on the left hand side.

SITUATION

The Brambles is located just outside the small rural North Shropshire hamlet of Bagley, on the Ellesmere side, in an area known as Bagley Marsh. The well known North Shropshire Lakeland town of Ellesmere is only approx 6 miles away which has an excellent range of local shopping, recreational and educational facilities. The village of Baschurch (5 miles) is also easily accessible and also has a good range of local village amenities. However, the county town of Shrewsbury (13 miles) and Oswestry (7 miles) are both within easy motoring distance and offer a more substantial range of facilities of all kinds.

DESCRIPTION

The Brambles has superb flowing accommodation, which has been updated to a high standard over the last few years by the current owners and now includes a reception hall, dining room, sitting room, refitted Kitchen/Breakfast Room, utility room, large conservatory and downstairs Cloakroom, together with four first floor Bedrooms (Principle Bedroom with large Ensuite Bathroom) and a Family Shower Room. The property benefits from being in a rural location yet having good connections to the larger local conurbations. There are spectacular countryside views on offer with a huge amount of privacy as the property is situated in an idyllic setting. The property benefits from double glazed windows throughout.

ACCOMMODATION

RECEPTION HALL

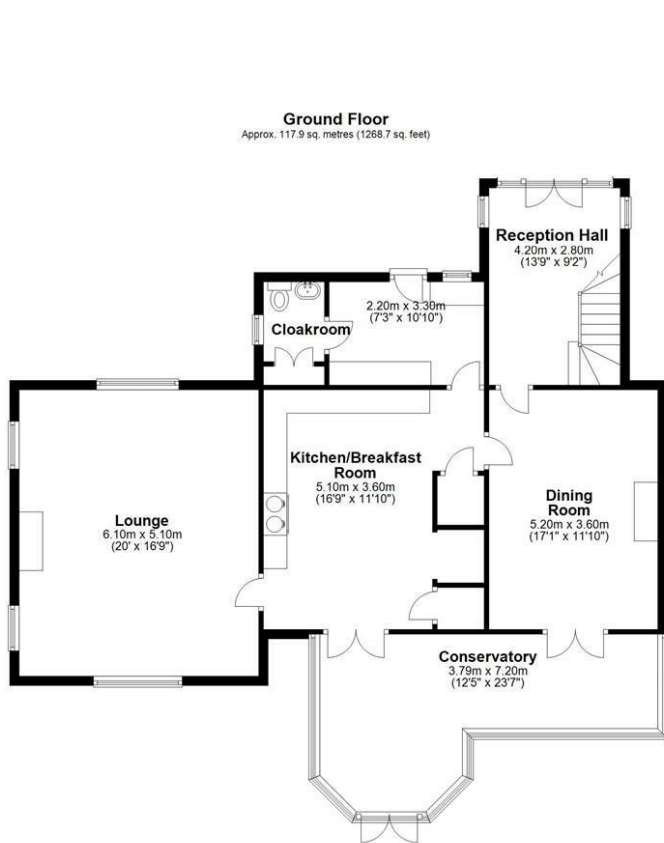
With a flagstone floor, windows to either side of a main double doors, staircase to the first floor.

DINING ROOM

With a fitted carpet, wood burning stove standing on a raised hearth within a chimney breast, double opening doors to the Conservatory and a door leading through to the kitchen.

KITCHEN BREAKFAST ROOM

An incredibly light and bright room, with recently replaced bespoke Kenton Jones kitchen offering granite tops, Belfast sink, a centre island and a good selection of floor and wall units. There is a solid oak floor throughout, a brick recess housing the electric Rangemaster cooker and a recess for an American style fridge freezer. There is also further door in to a pantry.



Total area: approx. 245.6 sq. metres (2643.5 sq. feet)
The Brambles

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



4 Bedroom/s



2 Bath/Shower
Room/s



UTILITY ROOM

With fitted units comprising a Belfast sink, a wooden work surface area with base units incorporating further cupboards, matching eye level cupboards, a window to front elevation.

CLOAKROOM

With WC and wash hand basin. Storage cupboards.

A door leads from the Kitchen/Breakfast Room in to the:

LIVING ROOM

A lovely portioned room with a fitted carpet, attractive feature marble fireplace with, windows offering a triple aspect.

CONSERVATORY

With wonderful views of the garden and being the link between the kitchen and current dining room. It has a slate tiled floor and double opening doors leading to the rear south facing gardens.

FIRST FLOOR GALLERIED LANDING

With a fitted carpet, window to front and side elevations, a door in to a large recessed wardrobe and doors in to the following:

PRINCIPAL BEDROOM

With a fitted carpet as laid, windows to rear and side elevations.

EN-SUITE BATHROOM

Superb facilities with tiled floor, WC, sink, freestanding bath by the large window to side elevation, further window to front elevation and a large shower cubicle with mains fed shower.

BEDROOM 2

With a fitted carpet as laid, window to rear elevation, and a recessed double wardrobe with hanging rail and shelving.

BEDROOM 3

With a fitted carpet as laid, window to rear elevation

BEDROOM 4

Currently utilised as a Study. With a fitted carpet as laid and a window to side elevation

FAMILY SHOWER ROOM

Hand basin, WC, fully tiled shower cubicle with mains fed shower with rain head shower attachment, window to front elevation, tiled walls

OUTSIDE

Outside, the property is complimented by an extensive gravelled drive that provides ample parking and stable block and workshop beyond. The stable block has one stable and a large hay storage area that could be used as games room or storage for garden tools or cars. The workshop is a converted container that has electricity, lighting and is fully insulated and lined.

THE GARDENS

The beautiful wrap around mature gardens are a wonderful feature of this property and have been landscaped to provide lawns interspersed by maturing shrubs and trees and a gravelled sitting area providing an ideal space for outdoor entertaining.

Immediately adjacent to the drive is a single enclosure of permanent pasture, positioned immediately adjacent to the parking area, accessed through a five bar timber gate.

There is a fenced orchard area to the front of the property with a chicken enclosure/coupe to one side and vegetable patch. There are a number of useful timber garden storage sheds and a dog kennel with run etc.

The property extends, in all, to approximately 1.2 acres

GENERAL REMARKS



FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system. None of these have been tested.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

COUNCIL TAX

Council Tax Band E. Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ.
Tel: 01743 236444. Email: shrewsbury@hallsgb.com

FOR SALE

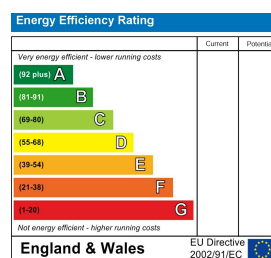
The Brambles Bagley Marsh, Ellesmere, SY12 9BP



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 Rating



01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.