



THE YEWS, COLEMERE

Ellesmere, Shropshire, SY12 0QW



A BEAUTIFUL PERIOD PROPERTY

The Yews is a beautiful period property found in a private peaceful location surrounded by wonderful, landscaped gardens.



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EPC

F

Local Authority: Shropshire Council

Council Tax band: G

Tenure: Freehold

Services: Private drainage. Oil-fired central heating. Mains water and electricity.

Agents Note - The Yews has a right of access along a track to its driveway. The access track is owned by the neighbouring landowner.

Guide Price: £675,000



THE YEWS, COLMERE

The house has been beautifully cared for and offers an excellent flow of accommodation over two floors. A covered porch opens into a large dining hallway from which the living room and kitchen breakfast room is accessed. The kitchen breakfast room has a wonderful outlook over the front gardens and connects through to the sitting room, along with the rear utility and boot room. The three primary reception rooms have wonderful period features including exposed beams, along with delightful views over the gardens.

Stairs rise to the first floor which offers four double bedrooms and four bathrooms. Most notable is the principal bedroom suite with its large vaulted ceiling, en suite bathroom and southerly views over the garden and fields beyond. There are two small, versatile converted attic rooms (with restricted head height).







GARDENS & OUTSIDE

The Yews is surrounded by wonderful landscaped gardens with a mixture of more formal planting nearest the house, along with an area of woodland and a large pool to the rear. There are a number of areas from which to enjoy the surroundings, along with the open views over the surrounding fields. A wonderful variety of fruit trees are found throughout the grounds including apple, plum, pear and damson.

Nearest to the northern boundary is a range of useful outbuildings including a potting shed, workshop, garden store and log store. Adjacent to the house is a generous double garage with laundry room to the rear.

Directions (Postcode SY12 0QW)

From Ellesmere head south east on the A495 / A528 for approximately two miles, taking the left-hand turn at the crossroads signposted Colemere and Lyneal. Follow this road into the village of Colemere where the access track for The Yews will be found on your right-hand side.

What3words:Guru.tinny.pints



LOCATION

Situated 3 miles from the historic North Shropshire market town of Ellesmere. The Yews is surrounded by beautiful rural countryside, whilst also being conveniently situated for access to major cities/towns and road links. Being surrounded by wonderful countryside means that there are a number of outdoor sporting and leisure pursuits including walking, golf and sailing, with the Shropshire Sailing Club located nearby. Colemere is known for its convenient access to the nearby mere (a short walk from the house), which is home to an assortment of wildlife and provides the perfect environment for nature lovers and dog walkers. The lake is within the Colemere Countryside Park, which provides an array of woodland and canal routes.

The nearby traditional market town of Ellesmere offers a wealth of independent shops, cafes, delicatessens, butchers, pubs and restaurants, there is also a Tesco supermarket and weekly town market. There are a number of well-respected educational facilities in the area including Packwood Haugh, Moreton Hall, Lakelands, Oswestry School and Shrewsbury School. The well-renowned Ellesmere College is less than a mile away.

The Yews is ideal for the commuter, the bustling town of Shrewsbury and the historic City of Chester are both easily accessible. Rail connections can be found at Wem, Gobowen, Shrewsbury, and Whitchurch offering services to Chester, Manchester, Liverpool, Birmingham Crewe and London Euston. International travellers can fly from Birmingham, Liverpool and Manchester.



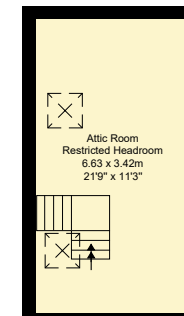
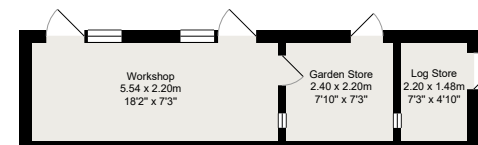
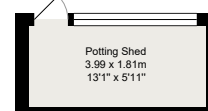
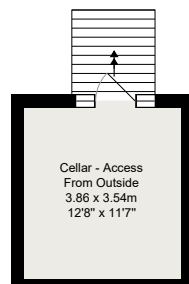
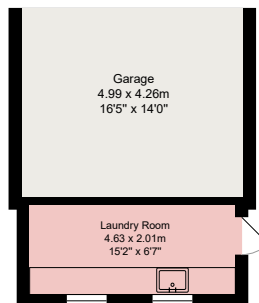
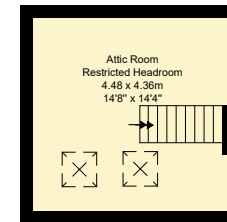
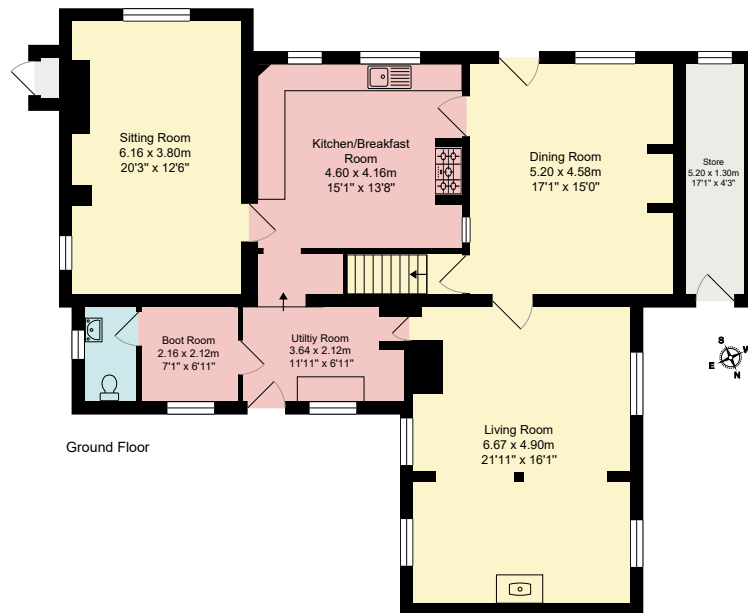




The Yews, Colemere, Ellesmere, Shropshire SY12 0QW

Approximate Gross Internal Area

House inc. Cellar= 295 Sq M / 3175 Sq Ft
Garage & Laundry = 32 Sq m / 336 Sq Ft
Workshop and Stores = 28 Sq M / 302 Sq Ft
Potting Shed = 7 Sq M / 74 Sq Ft



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