

BOWEN

PROPERTY SINCE 1862



Auction Guide Price Excess £150,000

Tetchill Farmhouse, Tetchill, Ellesmere, SY12 9AW

🏠 4 Bedrooms

🚿 1 Bathroom

Tetchill Farmhouse, Tetchill, Ellesmere, SY12 9AW



General Remarks

For sale by Public Auction on the 26th June 2025 at 2:00pm to be held at The Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN. A rare opportunity to acquire a four-bedroom former farmhouse occupying a pleasant location in the popular village of Tetchill. The property provides potential to modernise and renovate to suit one's own style. Standing in good size private gardens with private drive and parking.

Location: The property is located in the picturesque village of Tetchill approximately 1 mile from the market town of Ellesmere in the heart of what is known as 'Shropshire's Lake District', Ellesmere itself is a thriving market town with a comprehensive range of shops and amenities and idyllic surroundings for recreational use. Excellent Primary and Secondary schools along with the renowned Ellesmere College. Easily accessible to the larger towns of Oswestry, Wrexham, Shrewsbury along with the City of Chester. Good road links from the A5 to the motorway network. Nearby Gobowen has a main line train station with direct links to Birmingham and beyond.



Covered Entrance Porch with Partly Glazed Entrance Door:

Entrance Hall: 13' 3" x 7' 0" (4.04m x 2.13m)

Sitting Room: 13' 5" x 12' 11" (4.08m x 3.94m) open fireplace with brick surround and hearth, built-in storage cupboards to recesses either side, radiator.

Lounge: 13' 5" x 12' 11" (4.08m x 3.93m) open fireplace set in a tile surround and mantel, radiator.

Breakfast Kitchen: 21' 10" x 13' 0" (6.65m x 3.96m) range fitted wall cupboards with matching base units with worktop surface, partly tiled walls. Open fireplace with stone hearth, surround and mantle. Two radiators.

Dining Room: 13' 0" x 11' 5" (3.96m x 3.48m)

Utility Room: 9' 9" x 6' 11" (2.96m x 2.11m)

Conservatory: 10' 11" x 8' 1" (3.34m x 2.47m)

Separate WC: 9' 9" x 3' 9" (2.96m x 1.15m)

Cellarage: 11' 10" x 10' 5" (3.61m x 3.18m)

Staircase to first floor and landing area:

Bedroom One: 13' 10" x 12' 10" (4.22m x 3.92m)

Radiator



Bedroom Two: 13' 10" x 13' 0" (4.22m x 3.95m)
Radiator

Bedroom Three: 13' 5" x 12' 7" (4.09m x 3.83m)
Radiator.

Bedroom Four: 11' 5" x 8' 0" (3.48m x 2.45m)
Radiator.

Bathroom: 9' 0" x 8' 0" (2.75m x 2.43m) Pedestal wash hand basin with tile splash. panel bath, low level w.c., partly tiled walls.

Outside: The property enjoys a pleasant location on the fringe of the village set back off Farm Lane. Enclosed garden to the front and rear.

Former Brick Stable: 14' 7" x 7' 2" (4.44m x 2.19m)

Buyer's Premium: Please note that the purchasers will be responsible for paying a buyer's premium on exchange of contracts in addition to the purchase price. This is set at 2.00% plus VAT of the sale price subject to a minimum of £3,300 including VAT. For further details on fees payable please consult the auction legal pack.

Method of Sale: The property will be offered for sale by Public Auction at Lion Quays Hotel & Spa, Moreton, Oswestry on Thursday 26th June 2025 with commencing at 2.00pm.

Guide Price: Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at auction. Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

Reservation: The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.



EPC Rating 26|F Council Tax Band 'C':

Tenure: We understand the property is freehold with vacant possession upon completion.

Local Authority: Shropshire Council. The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 6789000

Directions: From Ellesmere proceed out of the town along Birch Road passing the Marina on your left. After approximately one mile you will enter the village of Tetchill, turn left sign posted 'Tetchill Moor' after a short distance turn right into Farm Lane after a short distance the property can be identified on the right handside as indicated by the agent's For Sale Board.

What3Words: ///hairstyle.green.bombshell:

Viewing and Further Information: Viewings are strictly by appointment only through the sole selling agents' Ellesmere Office. For further information or to book a viewing contact Ellesmere Office on (01691) 622534.

Services: We understand there is an electric and water supply to the property. However, interested parties should make their own enquiries. Private shared drainage.

Solicitor: Gilbert Davies & Partners 18 Severn Street, Welshpool, Powys, SY21 7AD

Tel: 01938 552727 Contact: Arwel Jones

Tetchill Farm House, Farm Lane, Tetchill, SY12 9AW



Total Area: 206.1 m² ... 2219 ft² (excluding porch, garage)

All measurements are approximate and for display purposes only

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

BOWEN

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