

BOWEN

PROPERTY SINCE 1862



Asking Price £495,000

6 Bedrooms 3 Bathrooms

Brownlow House, Scotland Street,
Ellesmere, SY12 0DE

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General Remarks

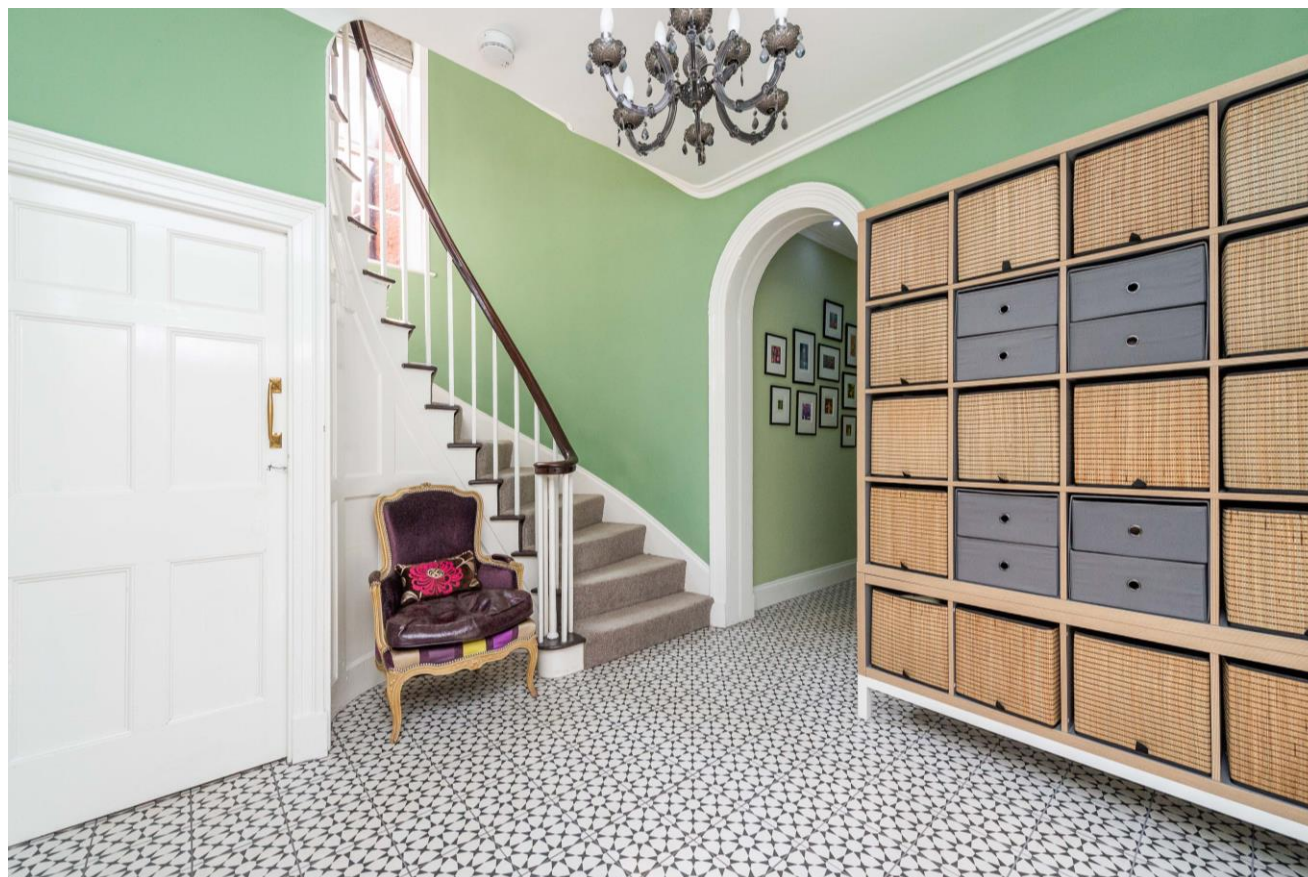
Deceptively spacious Grade II Listed 6 Bedroom Three Storey Town House of significant size and character with currently let retail unit. Enclosed courtyard and parking. Immaculately presented retaining many original features throughout including impressive basement. Prominent position in the popular Lakeland market town of Ellesmere.

Location: Brownlow House enjoys a prominent position in Ellesmere which provides an excellent range of local amenities. The larger towns of Oswestry, Shrewsbury and Wrexham, together with the City of Chester are within easy commuting distance, as is the motorway network beyond. Rail links are available at the nearby village of Gobowen where direct services to Wrexham, Chester, Shrewsbury and Birmingham are available.

Accommodation

Solid oak front door leading to porch and entrance hallway:

Entrance Hall: 19' 2" x 3' 8" (5.84m x 1.12m) Attractive tile flooring. Coving to ceiling.



Reception Hall: 14' 8" x 10' 8" (4.47m x 3.24m)
continuation of tile flooring, ceiling rose and coving.
Radiator.

Cloak/Shower Room: 9' 7" x 7' 10" (2.93m x 2.39m) Tiled flooring, underfloor heating, enclosed double shower cubicle with mains fed shower, low level flush wc, vanity wash hand basin, radiator, and extractor fan.

Breakfast Kitchen: 15' 11" x 13' 8" (4.84m x 4.17m) Vinyl effect floor. Range of fitted wall cupboard with matching base unit with solid wood worktop surface above. Enamel sink and drainer, 'Rangemaster' built-in eye level double oven, 4 ring induction hob with splash back and extractor hood over. Space for refrigerator and dishwasher, partly tiled walls. Door leading to outside.

Dining Room: 15' 11" x 10' 7" (4.84m x 3.23m) Original fireplace with ornate surround, radiator.

Oak Spindle Staircase to First Floor and Landing Area: 14' 6" x 11' 0" (4.41m x 3.35m) Coving to ceiling, radiator.

Lounge: 20' 1" x 19' 0" (6.11m x 5.79m) Coving to ceiling, multi-fuel stove set in original ornate fire surround and mantel, two radiators.

Bedroom One: 16' 1" x 13' 7" (4.91m x 4.14m) Cast iron feature fireplace, radiator, TV point.

Bedroom Two/ Sitting Room: 16' 1" x 10' 8" (4.91m x 3.25m) radiator. TV point.

Inner Hall Area: 12' 5" x 9' 6" (3.78m x 2.89m) Pattern tile flooring with underfloor heating.

Bathroom: 9' 10" x 7' 3" (2.99m x 2.20m) Pattern tiled flooring with underfloor heating. Panel bath with tile surround, vanity sink unit, cast iron feature fireplace, radiator, and extractor fan. Built-in floor to ceiling laundry cupboard with shelving.

Separate WC: Pattern tile floor, low level flush w.c., wash hand basin with tile splash, radiator.

Oak Spindle Staircase to Second Floor and Landing Area: Coving to ceiling, radiator.

Bedroom Three: 16' 5" x 14' 1" (5.01m x 4.29m)
Feature cast iron fire grate, radiator, TV socket.

Bedroom Four: 16' 5" x 11' 3" (5.01m x 3.43m)
Feature cast iron fire grate, radiator, TV socket.

Inner Hall Area: Fitted wall shelves, access to roof space with light.

Bedroom Five: 18' 7" x 11' 7" (5.67m x 3.52m)
Radiator and TV socket.

Bedroom 6/Study: 13' 7" x 8' 9" (4.14m x 2.67m)
Radiator.

Bathroom: 10' 8" x 10' 4" (3.26m x 3.16m) Tile flooring with underfloor heating. Panel bath with tile surround, fully tiled corner shower cubicle with rainfall dual head mains fed shower, double vanity sink unit with tile splash and wall mounted glass cabinet above, low level flush w.c., built-in store cupboard, radiator and extractor fan.

Basement in five compartments: Quarry tile floor.

Utility Area: 10' 4" x 4' 10" (3.15m x 1.48m)

Basement 1: 20' 11" x 18' 7" (6.38m x 5.67m)

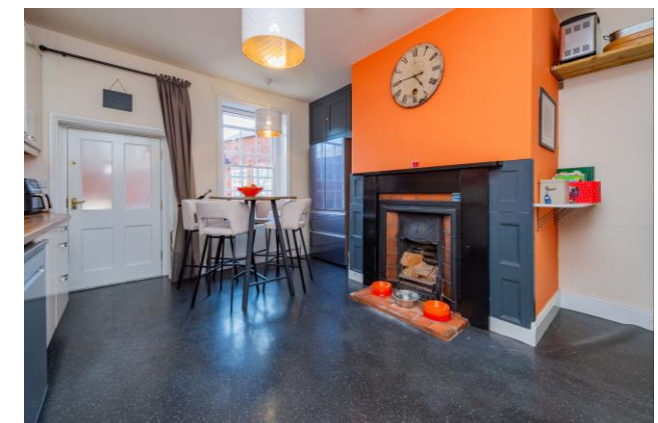
BA): 13' 7" x 8' 7" (4.15m x 2.62m)

Basement 3: 12' 0" x 10' 7" (3.66m x 3.22m)

Basement 4: 15' 5" x 10' 3" (4.69m x 3.13m)

Basement 5: 10' 4" x 10' 2" (3.15m x 3.10m)

Private Enclosed Courtyard: To the rear of the property is an enclosed courtyard with gravel stone area providing parking for several vehicles, along with further area providing seating and entertaining space. Enclosed bin storage area. External lights to include low level lighting. External power sockets and wall tap. Steps leading into the property on two separate levels.









COMMERCIAL ACCOMMODATION - PRESENTLY LET:

For further information in relation to the lease contact the selling agent.

Annual Rental Income £7200.00:

EPC Rating 72|C:

Main Shop Area: 19' 0" x 15' 3" (5.8m x 4.66m) Wood effect laminate flooring, electric wall heater, internet point range of electric wall sockets, halogen strip lighting with two pendant lights to display window.

Cloakroom: 6' 11" x 2' 6" (2.12m x 0.77m) Wood effect laminate flooring, low level flush w.c, wash hand basin with 'Triton' electric water heater above.

Services: Mains electricity and water (separately metered, not part of the domestic supply to Brownlow House).

Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

EPC Rating 55|D Council Tax Band 'D'

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

Directions: Brownlow House is located adjacent to the Old Town Hall just off the town centre.

Agent Note: Option to purchase by separate negotiation various items of furniture and window coverings. For further information contact the agent.

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



