

BOWEN

PROPERTY SINCE 1867



Guide Price £300,000

Rydal, Lee, Ellesmere, SY12 9AF

🏠 3 Bedrooms 🚿 1 Bathroom

Approx 2 Acres (0.80 ha)

Rydal, Lee, Ellesmere, SY12 9AF



General Remarks

A rare opportunity to acquire a detached 3-bedroom bungalow in total with grass paddock just under 2 acres (0.80 ha) or thereabouts. Occupying a pleasant location in the hamlet of Lee approximately 1.5 miles from the popular market town of Ellesmere. Providing potential to modernise and renovate. Occupying a good size plot with open countryside views. The property is subject to an Agricultural Occupancy Condition.

Location: The property is located in the hamlet of Lee approximately 1.5 miles from the market town of Ellesmere. Ellesmere itself is a thriving market town with a comprehensive range of shops and amenities. 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:

Spacious Entrance Hall: Coving, radiator, thermostat room control switch.

Lounge: 19' 11" x 18' 1" (6.06m x 5.51m) Dual aspect windows. Open fireplace with marble style surround and hearth. Coving and two radiators.

Dining Room: 13' 7" x 12' 10" (4.13m x 3.91m) Coving, radiator.

Kitchen/Breakfast Room: 14' 1" x 13' 7" (4.29m x 4.13m) Matching wall and base units with worktop surface above. Stainless steel sink and double drainer cupboards below. Walk-in pantry with shelves.

Utility Room: 21' 11" x 14' 1" (6.67m x 4.29m) Stainless steel sink unit and drainer with cupboards below, radiator, fluorescent strip lighting.

Cloakroom: 7' 1" x 4' 9" (2.15m x 1.44m) Low level flush w.c., wash hand basin with tile splash, radiator.

Storage: 4' 11" x 4' 5" (1.50m x 1.35m) Shelves.

Pantry: 5' 3" x 4' 11" (1.61m x 1.5m)

Boiler Room: 7' 1" x 5' 9" (2.15m x 1.74m)

Bedroom One: 13' 7" x 12' 10" (4.13m x 3.91m) Sliding double door built-in wardrobe, radiator. Vanity sink unit.

Bedroom Two: 12' 0" x 9' 11" (3.65m x 3.02m) Sliding double door built-in wardrobe, radiator.

Bedroom Three: 12' 0" x 9' 11" (3.65m x 3.01m) Radiator, two-way light switch.

Bathroom: 10' 1" x 6' 11" (3.07m x 2.12m) Tile floor. Panel bath with tiled surround, walk-in shower cubicle, pedestal wash hand basin, low level flush wc, radiator, towel rail & shaver point.

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.



Rydal, Birch Hall Junction Ellesmere To Lower Hordley Junction, Lee, Ellesmere, SY12 9AF



Total Area: 198.5 m² ... 2136 ft²

All measurements are approximate and for display purposes only

Outside: The property enjoys an elevated location and is approached through double gates leading onto the drive. The front is predominantly lawned with crazy paving patio area. There is access all around the property and also vehicular access to the rear where the double garage is situated. Small grass paddock together with property extending to just under 2 acres (0.80 ha) or thereabouts. Views over the surrounding open countryside.

Double Garage: 19' 3" x 16' 2" (5.87m x 4.93m) 'up and over' door, power and light.

Agricultural Occupancy Condition: Occupation of the dwelling shall be limited to a person employed, or last employed, locally in agriculture as defined in Section 221(1) of the Town and Country Planning Act 1962 or forestry, or a dependent of such person residing (but including a widow or widower of such a person)." Please ask the agent for further details.

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

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

Council Tax Band 'D' EPC Rating 47|E:

Directions: From Ellesmere continue out of the town along Birch Road, passing the Marina on the left-hand side, proceed over the canal bridge taking the next left sign posted 'Lee'. Continue along this lane for approximately 1.5 miles where the property can be identified on the left-hand side as indicated by the agent's For Sale Board.

What3Words: ///twit.stables.swarm:

BOWEN

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