



BOWEN

PROPERTY SINCE 1862

Offers in Excess of £1,250,000 AS A WHOLE OR IN LOTS **Greenhill Farm, Greenhill, Elson, Ellesmere,**
TO SUIT
32.74 acres (13.25 ha) Bore Hole Water Supply **Shropshire, SY12 9EZ**

Greenhill Farm, Greenhill, Elson, Ellesmere, Shropshire, SY12 9EZ

General Remarks

Bowen are delighted with instructions to offer Greenhill Farm at Elson on the fringes of Ellesmere for sale by private treaty. The property comprises a substantial four-bedroom farmhouse alongside an extensive range of traditional farm buildings set in 32.74 acres (13.25 ha) of land. To be sold as a whole or in lots to suit. The buildings include extensive Kennelling and an exceptional range of modern Equine facilities. These include stabling, feed storage, tack rooms, a competition quality menage and a one-bedroom flat adjoining the yard which would be ideal for groom/staff accommodation. The period farmhouse is believed to date from the 1600's with later additions and provides generously sized living accommodation which fronts onto the yard with gardens to the rear.

Location: The property is located on the fringes of the North Shropshire lakeside town of Ellesmere. The town has an excellent range of local retail shops as well as larger supermarket stores. Ellesmere is ideally situated for access to the larger towns of Oswestry, Wrexham, Shrewsbury as well as the City of Chester. The nearby A5 gives access links to the motorway network and the nearby village of Gobowen has a main line train station with direct links to Birmingham and Manchester to the north.



BOWEN

SINCE 1862

Old Town Hall The Square Ellesmere Shropshire SY12 0EP

01691 622534 | bowen.uk.com | ellesmeresales@bowen.uk.com

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.

Accommodation

Farmhouse: Briefly comprising the following:

Reception Hall: 17' 1" x 13' 6" (5.20m x 4.11m) Stairs to first floor landing, understairs cupboard, exposed beams and doors off to:

Lounge: 25' 8" x 11' 8" (7.82m x 3.55m) Log burner, bay window and doors off to:

Study: 13' 7" x 9' 1" (4.14m x 2.76m)

Dining Room: 16' 5" x 8' 8" (5.00m x 2.64m) With door to rear gardens/covered terrace.

Kitchen: 17' 1" x 12' 10" (5.21m x 3.91m) Fully fitted Kitchen including integrated fridge, dishwasher, hob and extractor hood with space for a range cooker. Exposed beams to ceiling and doors off to:

Pantry: 8' 6" x 6' 7" (2.60m x 2.01m)

Store Room: 8' 8" x 7' 4" (2.64m x 2.23m)

Utility: 12' 9" x 11' 10" (3.89m x 3.61m) max - includes W.C. Door to outside and internal doors to:

Cloakroom: Low level flush w.c. and wash hand basin.

Store Room/Kennel: 12' 5" x 12' 3" (3.78m x 3.73m) Currently set up as a Whelping Room.

Stairs to first floor landing: 17' 1" x 6' 1" (5.20m x 1.86m) With doors off to:

Bedroom 1: 20' 10" x 8' 9" (6.35m x 2.66m) With doors off to:

Dressing Room/Occasional Bedroom: 12' 2" x 13' 0" (3.72m x 3.95m)

En Suite: With shower cubicle and wash hand basin.

Bedroom 2: 17' 1" x 11' 2" (5.21m x 3.41m)

Bedroom 3: 17' 0" x 12' 1" (5.19m x 3.68m)

Bedroom 4: 19' 2" x 8' 8" (5.84m x 2.65m)

Family Bathroom: 13' 8" x 6' 1" (4.17m x 1.86m)

Suite comprising roll top bath, separate shower cubicle, pedestal wash hand basin and low level flush w.c. Airing cupboard with hot water tank.

Staff Accommodation (Building 3 on Plan):

Located above the Tack Room as shown on the building plan is a flat with accommodation comprising the following:

Hall/Lobby: With door to tack room (5.32m x 4.48m), separate door to downstairs W.C., gas fired boiler and stairs to first floor accommodation.

Open Plan Living/Dining/Kitchen: 24' 11" x 17' 4" (7.59m x 5.29m) Fully fitted Kitchen and door to:

Bedroom: 12' 0" x 12' 6" (3.67m x 3.81m) Built in wardrobe and door to:

En Suite: Shower cubicle, pedestal wash hand basin and low level flush w.c.

Outbuildings: The property includes a range of outbuildings which briefly comprise the following:

Traditional Single Story Stable Building (Building 2 on Plan): 36' 3" x 17' 10" (11.06m x 5.44m) Split into 3 stables with attached additional stable (5.42m x 3.82m).

Single Story Former Shippon with Two Story End Sections (Building 4 on Plan): 136' 2" x 19' 0" (41.50m x 5.80m) Approx G.E.A. Currently housing Dog Kennelling with additional tack room.

Two Story Traditional Stable Building with attached Single Story Stables (Building 6 on Plan): 72' 2" x 21' 0" (22.00m x 6.40m) Approx G.E.A. Two Story Building 6 stables with storage above and attached portal framed single story stable block to rear (22.00m x 4.30m).









Greenhill Farmhouse, Buildings & Menage Plan.
Not to scale - for identification purposes only.

Portal Framed Workshop/Store Building (Building 5 on plan): 89' 7" x 28' 8" (27.30m x 8.75m)

Open Fronted Portal Framed Feed Store: 84' 9" x 59' 8" (25.82m x 18.19m)

Portal Framed Stable Building 1 (Building 7 on Plan): 45' 1" x 28' 7" (13.75m x 8.70m) With 7 stables.

Portal Framed Stable Building 2 (Building 9 on Plan): 99' 1" x 40' 0" (30.20m x 12.20m) 10 Stables with access to rear leading to paddocks and menage.

Menage: 150' 11" x 78' 9" (46m x 24m) A competition quality menage with integrated watering system with a surface which was renewed two years ago.

Land: The farmhouse and associated farm buildings are set within circa 6.18 acres (2.50 ha) of land which includes the farmyard, gardens, paddocks and menage together with a further 26.56 acres (10.75 ha) as outlined in red on the attached land identification plan.

Agent Note: Parcel 2 as outlined on the attached land identification plan has recently been reseeded, and the vendor informs us that it also includes substantial deposits of sharp sand.

We are informed that there is a bore hole fed water supply to all these fields.

Services: We are informed that the property is connected to mains electricity and water supplies. There is a private septic tank drainage system and the property is warmed by an oil fired central heating system. The flat is warmed by a bottled gas central heating system.

Borehole Water Supply: The property also includes an additional Bore Hole which supplies the farm and adjacent paddocks with water.

Sporting and Mineral Rights: Subject to legal confirmation it is believed that sporting and mineral rights are in hand and will pass with the freehold.

Local Authority & Council Tax: Shropshire County Council. Council Tax Band - 'F'.

EPC Rating: EPC Rating - Band 'E' (50).

Tenure: We are informed that the land is Freehold subject to vacant possession upon completion.

Plans: Please note that the plans published within these sale particulars are for identification purposes only and all areas are estimated.

Planning: The land is sold subject to any development plans, tree preservation orders, Town and Country Planning Schedule, restriction or notice which may come into force, subject to any road widening or road improvement schemes, land charges and statutory bylaws, without obligation whether mentioned in these particulars or not.

Easements, Wayleaves and Rights of Way: The land is sold subject to all wayleaves, public or private rights of way, easements and covenants whether specifically mentioned in the sale particulars or not.

Viewings: The land is available to view by appointment only. To arrange a viewing please contact the selling agent's Ellesmere office.

What Three Words:
<https://what3words.com/named.slanting.fades>



