



Roger  
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Orchard View Welshampton, Ellesmere, Oswestry,  
SY12 0PH



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Offers Over £450,000

Orchard View has been thoughtfully designed by the current owners offering high specification, open plan living and benefitting from high energy efficiency. This impressive home is timber framed and offers unique designs. In brief the accommodation affords entrance hall, ground floor shower room, open plan living/dining and kitchen area, utility room, and ground floor bedroom. To the first floor are a further three double bedrooms all with walk-in dressing rooms, and family bathroom. Externally you approach the property over a gravelled driveway offering parking, front, side and rear gardens, orchard and workshop/garage.

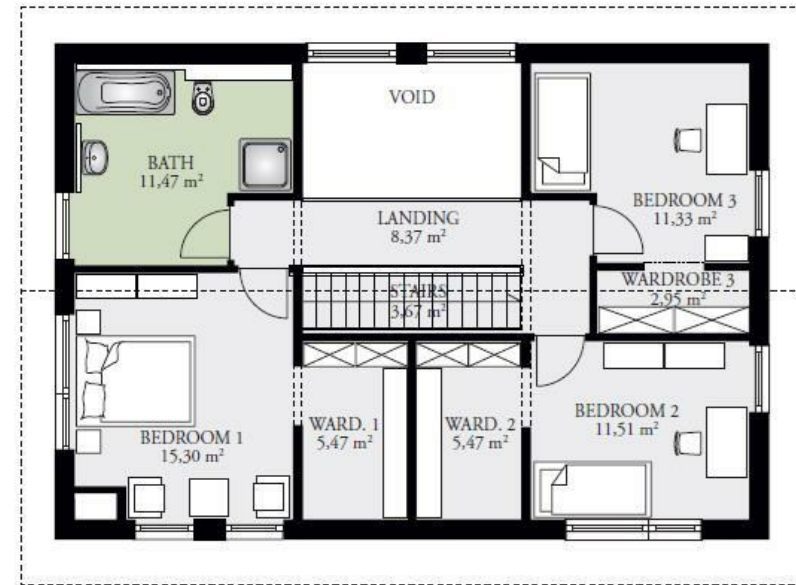




Floor Plan  
(not to scale - for identification purposes only)



GROUND FLOOR AREA 89,71 m<sup>2</sup> (966 sq. ft)



FIRST FLOOR AREA 80,24 m<sup>2</sup> (864 sq. ft)

**LOCATION**

Orchard View is located in the north Shropshire village of Welshampton, which offers educational facilities and popular Public House and is approximately 4 miles from the lakeland town of Ellesmere, which has an excellent range of shopping, recreational and educational establishments. The property is also well situated for access to the larger centres of Whitchurch, Shrewsbury, Wrexham, and Chester, all of which provide a more comprehensive range of amenities.

**SPECIFICATION****Kitchen**

\* Wren kitchen

\* Oak Worktops

\* Bosch appliances to include; Single oven, combination microwave, Induction 4 zone hob, warming drawer and dishwasher.

**Living room**

\* Oak laminate flooring

\* Log burner - Eco ICID is a Twin Wall Insulated System Chimney designed specifically for use on open or closed stoves with continuous operating temperatures of up to 450°C.

\* Oak staircase and balustrades

**General points**

\* Triple glazed windows with security locks

\* Wifi access points on both floors

\* Data points in lounge and all bedrooms

**Heating System;**

Gas boiler, unvented hot water solar cylinder, Solar water panels and mechanical ventilation with heat recovery.

**ENTRANCE HALL**

Entered through part glazed door with glass canopy over, Oak laminate flooring, ceiling light and door into;

**SHOWER ROOM**

9'9 x 5 (2.97m x 1.52m )

Modern suite with fully tiled corner shower cubicle, wash hand basin with wall mounted LED mirror, and low flush WC. Massa floor tiles, part tiled walls, triple glazed window to the side, shaver point, heated towel rail and spotlighting.

**UTILITIY/ TECHNICAL ROOM**

12 x 6 (3.66m x 1.83m)

Kalma tiled flooring, triple glazed door to the front, and ceiling light, Void and plumbing for washing machine and tumble dryer. Wall mounted Valliant gas boiler, Zehnder ComfoAir Q heat recovery unit.

**OPEN PLAN KITCHEN/LIVING/ DINING ROOM**

38 x 25 (11.58m x 7.62m)

**LIVING AREA**

Beautiful light and airy room with triple glazed windows to the rear and side elevations, Scandinavian Eco ICID wood burner, TV point, Oak laminate flooring, and door opening onto the rear.

**KITCHEN**

A beautifully designed Wren kitchen with handle-less gloss wall units with Oak work surfaces over, Bosch appliances to include; 2 Single ovens, Induction 4 zone hob and dishwasher. Minorca Composite sink with mixer tap and drainer, triple glazed window to the rear overlooking the garden, radiator and door into the pantry.

The pantry offers shelving for storage, ceiling light and continuation of Malena floor tiles.

**DINING AREA**

Oak laminate flooring, large triple glazed window with side door opening onto the garden, ceiling light and radiator.

**BEDROOM FOUR**

12 x 9'9 (3.66m x 2.97m)

Large inward opening window looking onto the front orchard, ceiling light and wool carpet. The current owners are using this room as a home office.

**FIRST FLOOR****LANDING**

A real feature to this house, with Oak stair case leading to a galleried landing with two Velux windows, ceiling light, radiators and doors off to;

**BEDROOM ONE**

13'8 x 12 (4.17m x 3.66m)

Double room with dual aspect triple glazed windows, ceiling light, radiator and opening into the dressing room.

**DRESSING ROOM**

10 x 6 (3.05m x 1.83m)

Offering dressing area and storage space, and ceiling light.

**BEDROOM TWO**

12 x 9'9 (3.66m x 2.97m)

Double room with dual aspect triple glazed windows to the front and side elevations, ceiling light and radiator. Opening into;

**DRESSING ROOM**

10 x 5'10 (3.05m x 1.78m)

Offering dressing area and storage space, and ceiling light.

**BEDROOM THREE**

15 x 8 (4.57m x 2.44m)

Double room with triple glazed window to the side, ceiling light, radiator and opening into;

**DRESSING ROOM**

8'7 x 3'6 (2.62m x 1.07m)

Offering dressing area and storage space, and ceiling light.

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**BATHROOM**

12 x 10'7 (3.66m x 3.23m)

Beautiful family four piece bathroom comprising tile panel bath with shower attachment, low flush WC, wash hand basin with LED wall mounted mirror above, and a fully tiled corner shower cubicle. Tiled flooring, part tiled walls, triple glazed window to the side, ceiling light shaver point and heated towel rail.

**EXTERNAL****GARAGE**

Constructed from timber on a concrete base, power and lighting. Independent consumer unit and pedestrian door to the side and large door opening onto the driveway.

**GARDENS**

The front and side gardens are laid to lawn with a variety of fruit trees enclosed by timber fencing. there is a stone path leading around the side of the house the the rear garden.

The rear garden enjoys a raised decking area perfect for entertaining, and AstroTurf for ease of maintenance. There is a further area with wooden framed vegetable beds, green house and garden shed. Out side tap, and parking area to the side.

**Agent Note****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric and water. LPG underground gas tank, Solar panels, and chemical treatment plant. We understand the Broadband Download Speed is: Standard 5 Mbps & Superfast 80 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

We understand the council tax band is F. We would recommend this is confirmed during pre-contact enquires.

**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.



**Local Authority:** Shropshire

**Council Tax Band:** F

**EPC Rating:** B

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

### Directions:

From Ellesmere head south out of the town A528 towards Shrewsbury. Proceed past the Mere taking the first A495 left signposted for Whitchurch. Continue for around 2 miles until entering the village of Welshampton. After passing the Sun Inn continue for a short distance and Orchard View will be identified on the right handside by the agents For Sale board.

### Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry, Shropshire,  
SY11 2NU  
oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.