



Bridge House  
Welshampton, Ellesmere

**barbers**RURAL  
rural surveyors & property agents



## Bridge House

Welshampton | Shropshire | SY12 0QA

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Ellesmere 3 miles | Whitchurch 9 miles  
Oswestry 11 miles | Wrexham 15 miles  
Shrewsbury 36 miles

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A STYLISHLY RENOVATED AND EXTENDED FOUR BEDROOM  
FAMILY HOUSE WITH OUTBUILDINGS AND  
LARGE GARDEN CLOSE TO A CHARMING VILLAGE

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Tastefully renovated and extended four bedroom house

Three good-sized reception rooms, family kitchen

Two ensuite bedrooms, two further bedrooms, family bathroom

Oak-framed double carport

Large games room/office ideal for creation of ancillary living space

Lovely gardens with pond and terrace for entertaining

Stunning private rural location with lovely views

0.75 Acre in all (0.30 Ha)

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**bR**



### The Property

Bridge House is an impressive four bedroom property which has been lovingly extended and renovated over the last ten years by the current owners. Oak flooring and exposed oak beams and brickwork combine with stylish and elegant interior design to create a truly magnificent family home. A farmhouse-style kitchen opens into a spacious dining area and gives access to a cosy family snug with log-burning stove. The more formal sitting room and dining room, which are open-plan, have log-burning stoves at each end.

The generous principal bedroom has an en-suite shower and lovely views to open farmland. The second bedroom, also with en-suite shower, has a useful alcove area ideal for home office or student workspace. The remaining two bedrooms are served by a fabulous family bathroom with free-standing roll top bath, shower and twin sinks.

Throughout the property, both internally and externally, the finish and attention to detail is immaculate allowing the lucky buyer to move in without worrying about any remedial work.

### The Gardens

There are delightful gardens to both sides of the house complete with duck pond and raised vegetable beds. There is a huge terrace, perfect for entertaining on warm summer nights, and whilst the house is close to the main road, it is screened by a thick hedge providing complete privacy. Electric gates ensure security to the property and there is plenty of parking.

### The Outbuildings

One of the jewels in the crown at Bridge House is the large games room/office. Extending to nearly 600 sq ft it is currently used as an exercise gym but has permission for use as ancillary accommodation and could easily be transformed into independent living space for family members. It also has potential to create a self-contained bed and breakfast facility (subject to planning) as the local area attracts a great number of visitors. A very smart, oak-framed double carport provides useful storage.

### The Location

This spacious and well-appointed house is found just half a mile outside the charming village of Welshampton close to the English/Welsh border. The village has a primary school, popular pub serving good food, church and village hall.





### The Location

Nearby Ellesmere is named after its lake (or mere) which is one of the largest natural lakes outside the Lake District and one of nine glacial meres in the area. It provides a wider variety of amenities and the market town of Whitchurch, with train station, is only nine miles away. Oswestry, some 11 miles away boasts a wide range of facilities including one of the country's leading orthopaedic hospital.

The mere, along with the Llangollen canal constructed by Thomas Telford, provide wonderful walking and cycling opportunities and the area is popular with visitors from near and far.



### Education

The area is extremely well-served educationally with both state and private primary and secondary schools with the well-respected Ellesmere College public school on the doorstep.

### Services

Oil fired centre heating. Mains electric and water. Drainage is to a private system.

We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order.

A buyer is recommended to obtain confirmation from their solicitor or surveyor.

### Tenure

We are advised that the property is freehold with vacant possession on completion.

### Council Tax Band

Band D

### Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

### Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural, who can be contacted on 01630 692500 or [sales@barbers-rural.co.uk](mailto:sales@barbers-rural.co.uk).

### Location

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