

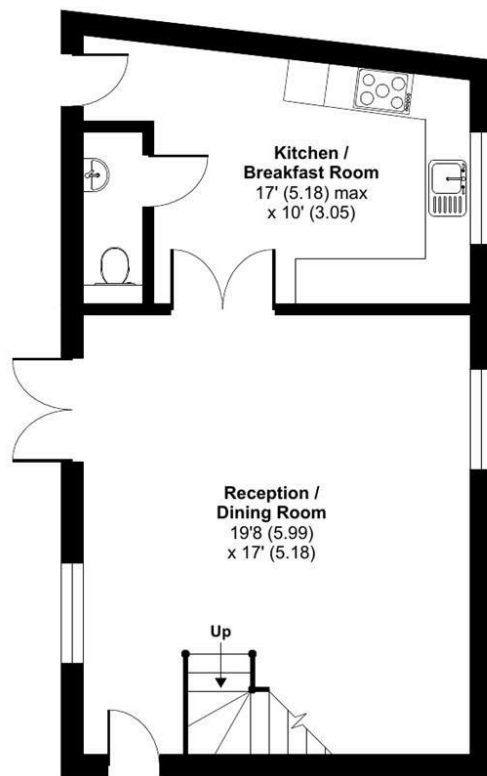
FOR SALE

The Old Bakery Green Lane, St. Martins, Oswestry, SY11 3QE

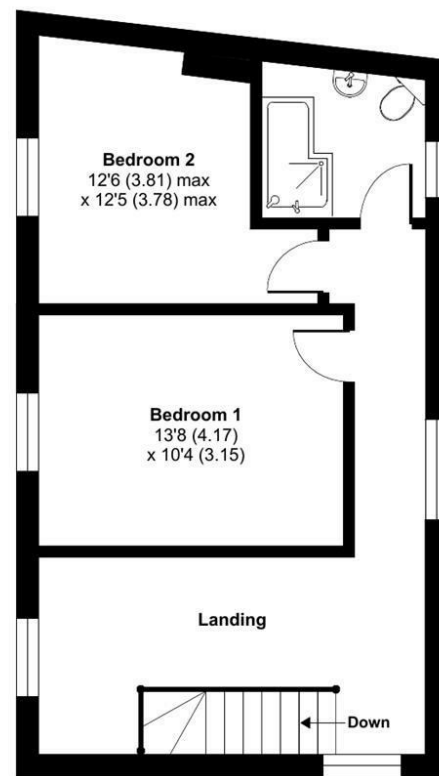
Halls



Approximate Area = 1080 sq ft / 100.3 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2025. Produced for Halls. REF: 1350955



FOR SALE

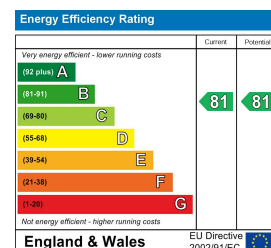
Offers in the region of £249,500

The Old Bakery Green Lane, St. Martins, Oswestry, SY11 3QE

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A characterful and deceptively spacious two-bedroom detached period home boasting over 1,000 sq ft of stylishly presented living accommodation, alongside attractive gardens with versatile outbuilding and ample driveway parking, conveniently situated in a prime position within the popular village of St.Martins.

Halls

01691 622602

Ellesmere Sales

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW

E: ellesmere@halls.gb.com



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Ellesmere (6 miles), Oswestry (5 miles), Shrewsbury (23 miles) and Chester (17 miles).

(All distances approximate)



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- **Converted Village Bakery**
- **Period Property**
- **Over 1,000 sq ft**
- **Attractive Gardens**
- **Driveway Parking**
- **Village Centre Location**

DESCRIPTION

Halls are delighted with instructions to offer The Old Bakery, in St Martins, for sale by private treaty and with the benefit of no onward chain.

The Old Bakery is a traditional period property which began life as the village bakery but which has been carefully converted to now serve as a characterful and lovingly appointed village-centre home providing over 1,000 sq ft of stylishly presented and flexibly arranged living accommodation arranged across two generously proportioned floors.

The property is complemented by attractive gardens which are larger than might be anticipated for a home within such a central position, with ample driveway parking for a number of vehicles to the side alongside private rear gardens comprising areas of shaped lawn, scope for further parking, seating areas, and a versatile outbuilding.

SITUATION

The Old Bakery nestles within the heart of the popular village of St.Martins, which boasts a range of day-to-day amenities, including Schools, Public Houses, Restaurants, and a locally renowned independent Supermarket, whilst retaining a convenient proximity to the nearby towns of Oswestry and Ellesmere, both of which provide a more comprehensive array of amenities. The county centres of Wrexham and Shrewsbury lie to the north and south respectively and enjoy a further offering of facilities, including cultural and artistic attractions, alongside excellent transport links.

W3W

///laminated.folk.friends

SCHOOLING

Within a convenient proximity are a number of well-regarded state and private schools, including St.Martins School, Criftins C of E Primary, Ellesmere Primary School, Lakelands Academy, Gobowen Primary, The Maelor School, Moreton Hall, and Ellesmere College.

DIRECTIONS

Leave Ellesmere via the B5068, continuing through the villages of Criftins and Dudleston until reaching a roundabout in the centre of St.Martins, here take the first exit onto Green Lane where the property will be positioned immediately on the left, identified by a Halls "For Sale" board.

THE PROPERTY

The property is principally accessed from the south into a sympathetically appointed Kitchen/Breakfast Room which features a window onto the side elevation and a selection of solid wood cabinets set against flagged stone floors and partially tiled walls, with a door which leads into a ground floor Cloakroom.

Double doors lead from the Kitchen into a gloriously open-plan Living space which extends to over 330 sq ft and serves as the heart of this characterful home, whilst providing a particularly welcoming room with ample space for seating and dining, with dual-aspect windows, stairs which rise to the first floor, and French doors which exit directly onto the garden, allowing a seamless transition between the internal and external aspects of the home.

Stairs rise to a first floor landing which offers possibilities for use as a room in its own right, be that as a reading nook, study area, or, potentially, for more formal segregation into a third Bedroom, whilst allowing passage through to two comfortably sized Bedrooms, each able to accommodate a double bed and served by a Family Bathroom containing a modern white suite.

OUTSIDE

The property is approached onto a gravelled driveway with space for at least two vehicles, from where double gates lead through to a private rear garden.

The rear gardens are a notable feature of the property and serve as a wonderful accompaniment to the home, having been lovingly improved and maintained by the current vendors to now comprise an area of shaped lawn and a raised decking area which provides an ideal space for outdoor dining and entertaining, these intersected by a shaped gravelled area which leads to the double gated and offers scope for further parking.

The rear gardens also house a versatile outbuilding of predominately timber construction, this at present utilised as a Summerhouse but with scope for a variety of onward usages.

THE ACCOMMODATION COMPRISES

- Ground Floor -
Kitchen/Breakfast Room: 5.18m x 3.05m
Living/Dining Room: 5.99m x 5.18m
Cloakroom:

- First Floor -
Bedroom One: 4.17m x 3.15m
Bedroom Two: 3.81m x 3.78m
Family Bathroom:

SERVICES

We understand that the property has the benefit of mains waters, electricity, and drainage. Heating is provided by a hybrid air source/gas heat pump.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band 'C' on the Shropshire Council Register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.