



FOR SALE

Offers in the region of £275,000

Ashlands Lower Frankton, Oswestry, Shropshire, SY11 4PB

A traditional semi-detached period country cottage boasting a range of character features, parking and double-garage, and gardens which extend, in all, to around 0.39ac, all of which now offers excellent scope for modernisation and improvement; idyllically situated with views across the canal in the rural hamlet of Lower Frankton, near Oswestry.



FOR SALE

Ellesmere 4 miles | Oswestry 7 miles | Wrexham 15 miles | Shrewsbury 18 miles | Chester 29 miles

(all mileages are approximate)



- Period Country Cottage
- Requiring Modernisation
- Parking & Double Garage
- Gardens ext to approx. 0.39ac
- No Onward Chain
- Idyllic Canal-Side Setting

DESCRIPTION

Halls are delighted with instructions to offer Ashlands in Lower Frankton for sale by private treaty, with the benefit of no onward chain.

Ashlands is a traditional three-bedroom semi-detached cottage occupying an excellent position at Lower Frankton, close to the canal and enjoying attractive open views. The property now requires comprehensive modernisation and improvement but offers considerable potential enhancement and extension (STPP), allowing a purchaser wishing to create a home to their own specification.

A particular feature is the generous outside space, with gardens and grounds extending in all to approximately 0.39 acres. The property is complemented by a useful detached double garage, whilst its appealing rural setting and proximity to the canal further enhance what is an increasingly rare opportunity.

SITUATION

The property occupies a truly exquisite position within the rural hamlet of Lower Frankton on the banks of the Llangollen Branch of the Shropshire Union Canal, providing immediate access to a network of towpaths, country lanes, and public footpaths which make it a haven for those seeking a more tranquil setting.

Lower Frankton is conveniently situated broadly equidistant between the picturesque town of Ellesmere and the thriving market town of Oswestry which, between them, offer a range of day to day amenities. The county centres of Shrewsbury, Wrexham, and Chester all lie within easy reach and nearby Gobowen and Wem enjoy rail links to the wider area.

W3W

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SCHOOLING

Within a short drive are a number of highly rated state and private schools including Ellesmere Primary, Lakelands Academy, Whittington CofE Primary, The Marches, Ellesmere College, and Oswestry School.

DIRECTIONS

Leave Ellesmere via the A495 in the direction of Oswestry, continuing for around 2.6 miles until, shortly after cresting The Brow, a left hand turn (signposted Lower Frankton) leads towards Lower Frankton. Proceed on this lane for 0.9 miles, continuing straight on when the road veers to the right, and turning right shortly after to pass over the canal bridge, where the property will be situated shortly after on the left and identified by a Halls "For Sale" board.



1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



THE PROPERTY

The accommodation extends to approximately 798 sq ft (74.1 sq m) and is arranged over two floors.

An entrance porch opens into the ground-floor accommodation, where there is a well-proportioned reception room with fireplace, together with a separate kitchen and bathroom. Although the fittings and finishes are now dated, the accommodation provides a straightforward layout from which a programme of refurbishment could be undertaken.

On the first floor, the landing gives access to three bedrooms, together with useful built-in storage. Several rooms enjoy attractive outlooks across the surrounding countryside.

OUTSIDE

Ashlands stands within gardens and grounds extending to approximately 0.39 acres, providing considerably more outside space than might ordinarily be expected with a property of this type.

The size and nature of the plot provide ample opportunity for the creation of more formal lawns, productive gardens or additional recreational space, according to individual requirements.

The gardens are presently relatively undeveloped and offer substantial scope for landscaping and improvement. Mature hedging and established planting provide natural boundaries, whilst the open aspect creates a pleasing outlook towards the surrounding countryside.



Set separately from the cottage is a detached double garage, providing useful parking, workshop or storage accommodation. Together with the generous gardens, this represents a significant additional asset to the property.

SERVICES

We are advised that the property benefits from mains water and electrics. Drainage is to a private system.

LOCAL AUTHORITY

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

COUNCIL TAX

The property is shown as being within council tax band C on the local authority register.

AML

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 £36 (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.

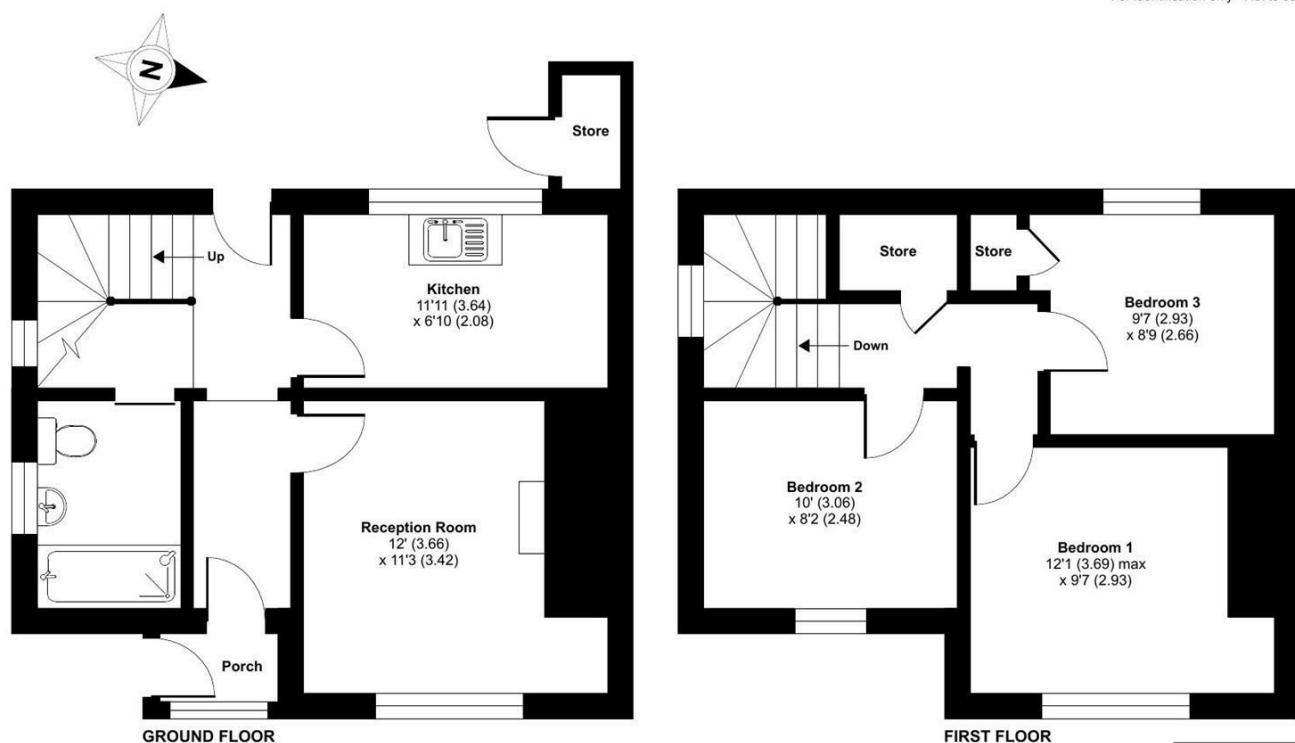
VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

FOR SALE

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Approximate Area = 798 sq ft / 74.1 sq m (excludes store)
For identification only - Not to scale



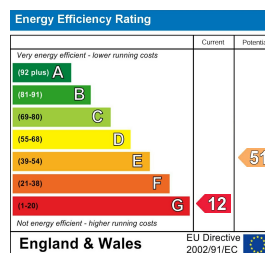
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°chemcom 2026. Produced for Halls. REF: 1509629



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 Ratings



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Ellesmere Sales

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