FOR SALE

Offers in the region of £349,995

Gorselands Lyneal, Ellesmere, SY12 0QQ

A substantial three-bedroom detached bungalow positioned within generous gardens which extend, in all, to around 0.30ac and offer driveway parking, a single garage, and a versatile outbuilding; peacefully situated in a pleasant rural position within the village of Lyneal, near Ellesmere.

FOR SALE

Ellesmere (4 miles), Wem (6 miles), Shrewsbury (16 miles), Telford (28 miles), Chester (29 miles).

All distances approximate.

- Detached Bungalow
- Over 1,000 sq ft
- Driveway and Garage
- Versatile Outbuidling
- Garden ext to approx. 0.30ac
- No Onward Chain

DESCRIPTION

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

Gorselands is a well-proportioned detached bungalow offering comfortable and versatile single-storey accommodation in an established position within the popular village of Lyneal. The accommodation extends to approximately 1,071 sq ft and includes a good-sized reception room, separate dining room, fitted kitchen, three bedrooms and shower room, together with useful ancillary accommodation and a single garage.

A particular feature of the property is the size of its plot, with established gardens extending in all to approximately 0.30 acre. Ample parking is provided to the front and side, whilst the gardens include broad lawns, mature planted borders and a useful timber summer house with adjoining storage.

SCHOOLING

The area is particularly well served by an excellent selection of both state and independent schools including Welshampton CE Primary School, Ellesmere Primary School, Lakelands Academy, Ellesmere College, Moreton Hall, Packwood Haugh, Adcote School for Girls and Shrewsbury School.

SITUATION

Gorselands is situated in the attractive rural village of Lyneal, surrounded by the gently rolling North Shropshire countryside. The village enjoys a pleasant semi-rural character whilst remaining conveniently placed for the nearby market town of Ellesmere, which provides an excellent range of everyday facilities including independent shops, supermarkets, cafés, restaurants, medical facilities and recreational amenities.

The surrounding area is well known for its attractive countryside, waterways and meres, with the nearby Shropshire Union Canal and Ellesmere's network of lanes providing opportunities for walking and outdoor recreation. Road connections are readily available towards Ellesmere, Shrewsbury, Oswestry, Whitchurch and Wrexham.

THE PROPERTY

The accommodation is arranged entirely over a single storey and is approached through a central entrance hall. The principal reception room is a comfortable and particularly well-proportioned living space with a broad window providing good natural light, whilst an adjoining dining room offers useful additional reception accommodation.

The kitchen is fitted with an extensive range of base and wall-mounted units with generous work surfaces and space for appliances, together with built-in cooking facilities. Beyond are useful storage and service areas, with access to the integral garage. There are three bedrooms, including a good-sized principal bedroom, together with a modern shower room.

Overall, the layout provides practical and manageable accommodation, whilst offering a purchaser the opportunity to personalise the property to suit individual requirements.

OUTSIDE

Gorselands occupies an attractive and generous plot extending to approximately 0.30 acre. A gated entrance opens onto a broad driveway providing ample off-road parking and access to the single garage.

2 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s

The gardens are predominantly laid to lawn and are complemented by established borders containing a variety of mature shrubs, flowering plants and specimen trees. The scale of the gardens is a particular feature, providing considerable space around the bungalow whilst remaining relatively straightforward to maintain.

To the rear is a paved terrace together with further lawned and planted areas. A substantial timber summer house provides an excellent garden room, hobby space or home office, with a separate adjoining storage section. Further garden storage is also available

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DIRECTIONS
Leave Ellesmere to the east via the A495, turning left after passing The Mere to remain on this road and continuing in the direction of Welshampton where, at the apex of a bed around 0.7miles later, a right hand turn leads onto a country lane. Follow this lane into the village of Lyneal and, shortly after passing the activity centre, turn left, where the property will be situated shortly after on the left and identified by a Halls "For Sale" board.

SERVICES
We are advised that the property is served by mains water and electricity. Drainage is to a private system and heating is provided by an oil-fired boiler.

TENURE
The property is said to be of freehold tenure.

POSSESSION
Vacant possession will be granted upon completion.

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

COUNCIL TAX
The property is in Council Tax band 'D'.

ANTI-MONEY LAUNDERING
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.

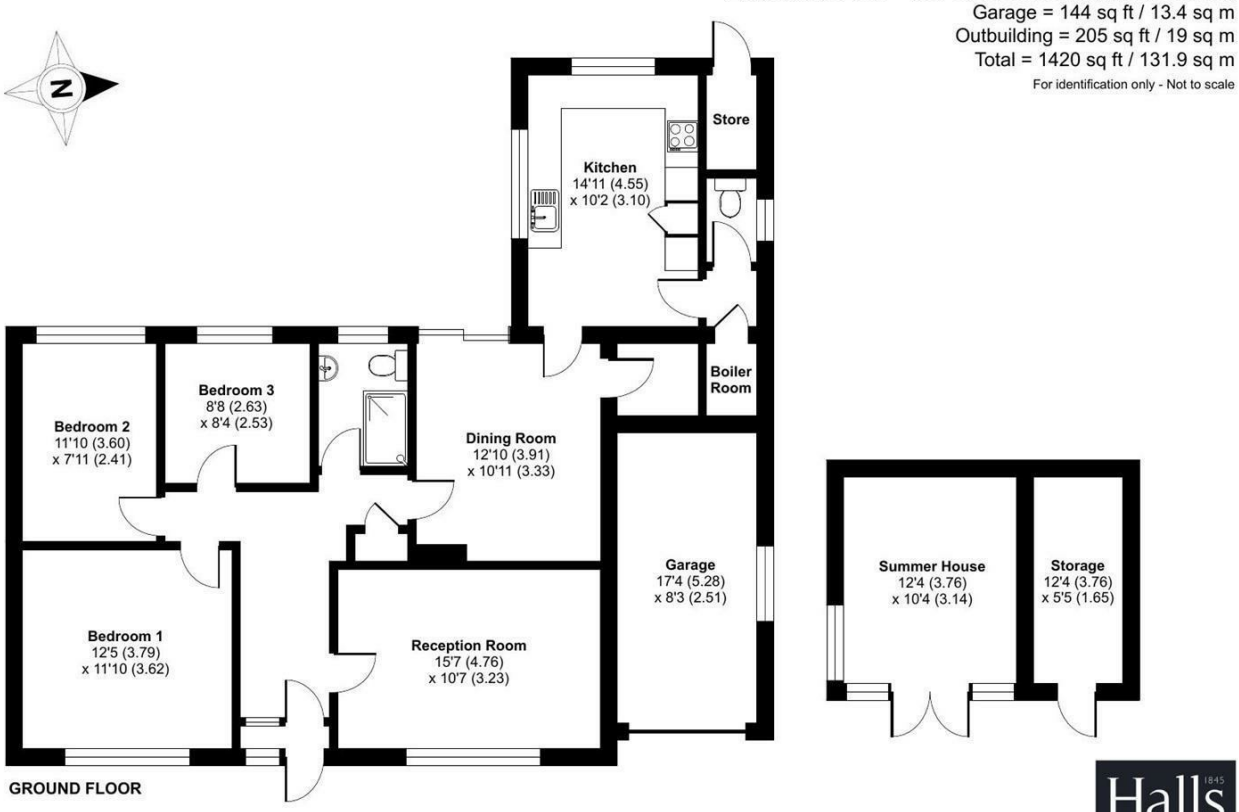
The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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

FOR SALE

Gorselands Lyneal, Ellesmere, SY12 0QQ

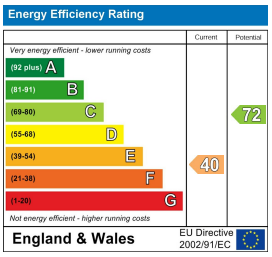
Approximate Area = 1071 sq ft / 99.5 sq m (excludes store)
Garage = 144 sq ft / 13.4 sq m
Outbuilding = 205 sq ft / 19 sq m
Total = 1420 sq ft / 131.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1514294

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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