

Roger Parry & Partners

Trench Bridge Farm, The Trench, Ellesmere, Shropshire, SY12 9DS





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Offers In The Region Of £535,000

An attractive detached country home with lovely gardens, a versatile outbuilding and workshop with adjoining grazing land, located in a peaceful rural location within easy reach of the popular town of Ellesmere.

The house which does offer scope for modernisation, currently comprises, on the ground floor, a entrance hall, living room, kitchen/breakfast room, dining room, utility/boot Room, and shower room. To the first floor are three double bedrooms and family bathroom.

The gardens are an attractive feature of the property and comprise a lawned front garden together with an orchard garden to the rear, all flanked by a former railway cutting which is now a haven for wildlife, flora and fauna. The gardens are complimented by the pasture paddock which is ideal for the grazing of all kinds of livestock, if required, particularly horses.













ENTRANCE
3'11" x 4'6" (1.21 x 1.38)
A front entrance door with glazed side panel opening in to an enclosed hall.

HALLWAY
Spacious hallway, carpeted floor, wall and celling light, radiators, stairs to first floor and uPVC window to front. Door into;

KITCHEN
11'7" x 10'7" (3.54 x 3.23)
Fitted kitchen comprising wall and base units with work surfaces over. One and half bowl sink unit with mixer tap and drainer, an extensive range of roll topped onyx style work surfaces to either side with base units and cupboards and drawers below, an integrated four ring hob unit with fitted extractor hood over and drawers below, an integrated single oven and microwave above. Wall tiling, ceiling downlighters, tv aerial point, double panelled radiator, double glazed windows overlooking the front and rear gardens.

DINING ROOM
11'8" x 11'4" (3.58 x 3.47)
Carpeted floor, radiators, ceiling light and uPVC windows to the front and side.

LIVING ROOM
12'2" x 22'5" (3.72 x 6.84)
With attractive exposed ceiling timbers, spotlighting, a feature open brick fireplace with a raised slate hearth and wooden mantle over, raised display areas to either side with brick bases and timber mantle, TV aerial point, double panelled radiator, double glazed sliding patio doors opening out to the rear gardens and orchard, telephone extension point, and windows to front and rear elevations.

UTILITY
9'2" x 6'8" (2.81 x 2.05)
Fitted with base units and work top over, a stainless steel single drainer sink unit with mixer tap and cupboards and drawers below, space and plumbing below for a washing machine. Oil fired boiler which heats the domestic hot water and central heating radiators with 'Honeywell' programmer to one side, double panelled radiator, strip lighting, inspection hatch to the roof space, partly glazed door to rear and double glazed window overlooking the rear gardens. Door into;

SHOWER ROOM
2'7" x 6'10" (0.80 x 2.09)
Fitted with enclosed shower cubicle with a 'Triton' T80 shower unit and tiled surrounding walls, corner vanity hand basin, radiator, low flush WC, double glazed window to rear elevation and tiled flooring.

FIRST FLOOR
With a fitted carpet as laid, a radiator, double glazed window to side elevation with lovely views over surrounding countryside and door in to a Linen Cupboard,

BEDROOM ONE
12'7" x 11'6" (3.86 x 3.51)
Double room with double glazed window to rear elevation overlooking the orchard, ceiling light and radiator. Door into;

Walk-in dressing room 12'8 x 9'7
With sloping ceilings and restricted head room on either side, ceiling light and radiator. This room is ideal for a variety of usages, such as an ensuite/office etc.

BEDROOM TWO
11'8" x 11'4" (3.58 x 3.46)
Double room with window to the front and side elevations with beautiful views, ceiling light and radiator.

BEDROOM THREE
11'7" x 10'7" (3.54 x 3.25)
Double room with window to the side elevation overlooking the garden, radiator and ceiling light.

BATHROOM
8'4" x 6'10" (2.56 x 2.10)
With a suite comprising a panelled bath with shower attachment and tiled surrounding, low flush WC, radiator, heated towel rail, inspection hatch to the roof space, bidet, pedestal hand basin with tiled splash back, mirror and shaving light and socket over, double glazed window to front elevation.

EXTERNAL

GARDENS
The gardens are an attractive feature of the property and briefly comprise a good sized shaped lawn to the front of the house flanked on two sides by high hedging and a rose border.
To the rear of the house is a good sized orchard in which there are apple, pear and damson trees again all flanked by floral borders.
There is a natural wooded area which was formerly the cutting for the old railway line, which provides a super natural area for wildlife.

PADDOCK
The grounds are a major feature of the property and include a small enclosed part concreted and part grassed compound to the rear of the stables which leads on to a former orchard which, in turn, leads on to the paddock which is down to permanent pasture, at present, contained within a single enclosure with separate vehicular access on to the council maintained roadway. The land is in an area noted for its heavy stocking capabilities and is ideal for the grazing of all kinds of livestock, if required, particularly horses. The property extends, in all, to over 2.5 acres, or thereabouts.

OUTBUILDING
43'4" x 18'10" (13.22 x 5.76)
Principally of brick with timber upper elevations under a pitched corrugated roof being the former shippons now divided in to a good sized store rooms, tack room and stable with power and lighting.

BARN & WORKSHOP
177'5" (54.1)
The workshop has double doors opening from a hard standing with a water supply, and adjoining barn is open fronted.

LOCATION
Trench Bridge Farm is situated in an attractive rural location in the heart of the noted North Shropshire countryside, yet only approximately 2.5 miles from the well known and popular North Shropshire Lakeland town of Ellesmere. Ellesmere has excellent local shopping, recreational and educational facilities and is, also, within easy motoring distance of the nearby centres of Oswestry (8 miles) and the county town of Shrewsbury (16 miles), both of which, have a more comprehensive range of amenities of all kinds. The well known village of Overton-On-Dee is also only 2.5 miles away which has excellent day to day amenities for a village of its size.

General Notes
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 services are connected. With oil fired central heating and septic tank. We understand the Broadband Download Speed is: Basic 3 Mbps & Superfast 900 Mbps. Mobile Service: Good Outdoor. 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 AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

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



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Approximate total area(1)

263.5 m²

2836 ft²

Reduced headroom

9.3 m²

100 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

General Services:

Local Authority: Shropshire Council
Council Tax Band: E
EPC Rating: D
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:

What3words: ///declines.durations.diets

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Oswestry Office:
23 Church Street, Oswestry, Shropshire, SY11 2SU
oswestry@rogerparry.net

01691 655334

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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 t o 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 s hould 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 b een 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.