

BOWEN

PROPERTY SINCE 1862



Offers in Excess of £495,000

🏠 4 Bedrooms

🚿 2 Bathrooms

1.5 Acres (0.60 ha)

Bagley House, Bagley, Ellesmere, Shropshire,
SY12 9BY

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General Remarks

An excellent opportunity to purchase an attractive detached period country house retaining many original features which the owners have maintained residency for six generations. Standing within approximately 1.5 acres (0.60 ha) or thereabouts to include grass paddock. Bagley House provides spacious versatile living accommodation with a split level first floor comprising 4 bedrooms and two attic rooms with potential to refurbish to individual taste.

Location: Occupying a pleasant location in the rural North Shropshire hamlet of Bagley. The market town of Ellesmere is approximately 4 miles north offering an excellent range of local shopping, recreational and educational facilities. The larger town of Oswestry (8 miles) with the historical county town of Shrewsbury (14 miles) with links from there to the A5/M54 for access to the large towns and cities beyond.

Accommodation

Oak Entrance Door:

Spacious Entrance Hall: Coving to ceiling, dado rail radiator.



Lounge: 20' 11" x 14' 4" (6.37m x 4.37m) Dual aspect windows, coving and picture rail, covered radiator. Open fireplace set on stone hearth inset and surround. Matching wall light to alcoves.

Sitting Room: 14' 4" x 12' 4" (4.37m x 3.77m) extending to 5.64 x 2.04 (18'6" X 6'8") Dual aspect windows, coving to ceiling and picture rail, radiator. Door leading to outside.

Cellar: 20' 10" x 14' 1" (6.34m x 4.29m)

Rear Entrance Porch: 6' 10" x 6' 8" (2.08m x 2.04m) Tile floor. Door to outside.

Cloakroom: 8' 4" x 5' 2" (2.55m x 1.57m) Tile floor, wood panel walls and ceiling. Low level flush wc, pedestal wash hand basin, radiator.

Utility: 11' 9" x 8' 4" (3.57m x 2.55m) Red tile floor. Belfast sink with fitted base cupboards with worktop surface and wall shelves. Spaces for washing machine and dryer. 'Firebird' oil boiler.

Inner passageway: Tile floor, stable door to outside.

Breakfast Kitchen/Dining Area: 17' 5" x 17' 1" (5.30m x 5.20m) Wood effect flooring, spotlights to ceiling. Range of fitted wall cupboards and matching base units with quartz worktop surface and upstands above. Undercounter 1.5 sink with mixer tap. Breakfast bar area with triple downlights. Integrated appliances to include dishwasher and refrigerator. 'Belling' cooker range with 5 ring induction hob, splashback and cooker hood above, radiator. Brick ingle housing multi-fuel stove set on stone hearth with tile inset. Bi-folding triple door.

Spindle Staircase to First Floor and Landing Area (over two levels): Coving to ceiling, radiator.

Bedroom One: 20' 11" x 14' 5" (6.37m x 4.40m) Dual aspect windows. Oak floor, coving to ceiling. Cast iron feature fireplace with slate hearth. Built-in wardrobe to recess either side of fireplace, radiator.

Bedroom Two: 18' 8" x 14' 5" (5.70m x 4.39m) Dual aspect windows, oak floor, radiator. Slate feature fireplace with cast iron grate, slate hearth and tile inset.

Bedroom Three: 14' 5" x 12' 4" (4.40m x 3.77m) Coving to ceiling, radiator.

Bedroom Four: 9' 7" x 6' 9" (2.92m x 2.05m) Radiator.

Bathroom: 10' 2" x 9' 7" (3.11m x 2.92m) Wood effect flooring and part wood panelling to walls. White suite comprising panel bath with shower attachment, vanity sink unit, low level flush wc., dual heated towel rail/radiator. Built-in double door laundry cupboards with slatted shelves, separate airing cupboard.

Shower Room: 9' 7" x 4' 7" (2.92m x 1.39m) Attractive pattern tile floor. Fully tiled shower cubicle with dual head main shower, partly tiled walls and radiator.

Attic Room: 18' 8" x 17' 5" (5.68m x 5.32m) Sky light.

Attic Room: 18' 8" x 12' 2" (5.68m x 3.72m) Dual aspect windows, radiator, built-in wardrobe.

Outside: The property is approached over a gravelled driveway leading to both the front of the property and side with a second entrance from the road leading to a parking area with ample parking and turning space. The gardens are predominantly to the front and side of the house with the front mainly laid to lawn with several species of trees and border housing flowering plants and shrubs. The enclosed rear garden provides considerable privacy being mainly enclosed by conifer hedging and laid to a lawn with a variety of mature shrubs and plants. Large covered terrace area providing sheltered seating area and good entertainment space. There is also a good size patio area with lawn areas and corner barked area. Outside lighting.









Paddock just over 1 Acre (0.40 ha) or thereabouts:

Grass paddock located opposite the property with water available. Stable block/tack room.

Tenure: We understand the property is freehold with vacant possession upon completion.

Council Tax Band 'E' EPC Rating 43|E:

Services: Mains electricity, water and private drainage is understood to be connected.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 6789000.

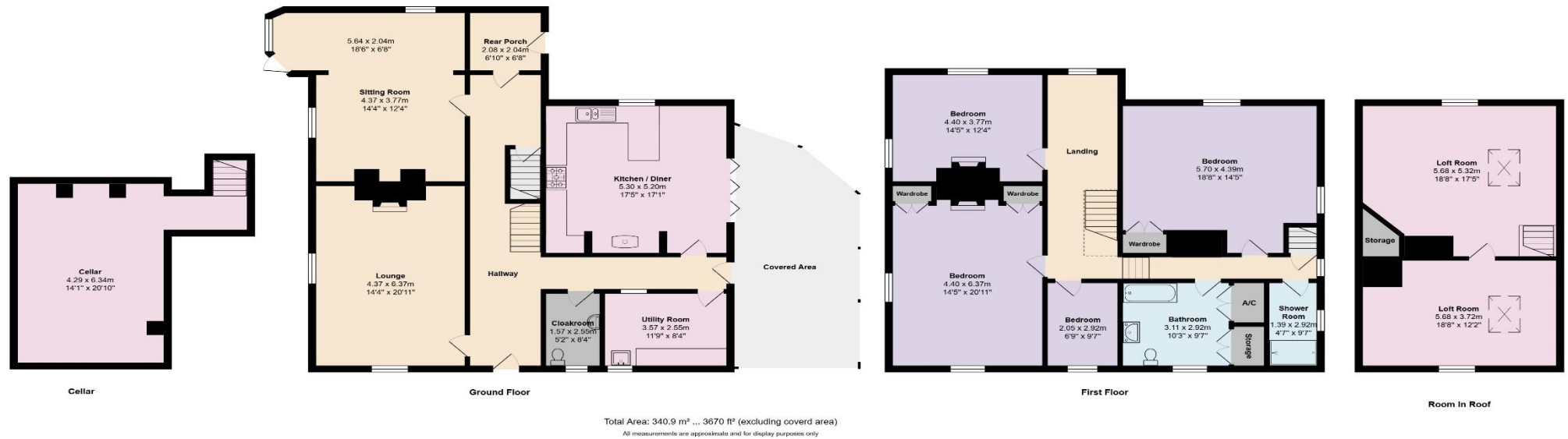
Directions: From Ellesmere proceed along Birch Road passing the Marina, proceed over the canal bridge and turn left signposted Lee continue for a short distance to the T-Junction in Hordley turn left and continue to the hamlet of Bagley where after a short distance Bagley House will be identified on the right handside by the agents for sale board.

What3Words// [safe.yappy.radically](https://www.what3words.com/):

Agent Note: The container presently in situ at the property comprises a pellet boiler and buffer tank providing heating and hot water for the house in combination with the oil boiler. The system will generate commercial RHI income for the occupier which can be purchased by separate negotiation.



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