



ST.MARYS COTTAGE

HORDLEY I ELLESMERE I SY12 9BB





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Ellesmere 3 miles | Oswestry 8 miles | Wrexham 15 miles | Shrewsbury 16 miles | Chester 30 miles
(all mileages are approximate)

AN EXQUISITELY RENOVATED COUNTRY COTTAGE
IN GENEROUS GARDENS WITH AN OPEN ASPECT

Comprehensively Modernised
Impeccable Attention to Detail
Gardens extending to approx. 0.20ac
Open Aspect across Open Fields
Idyllic Rural Location



Ellesmere Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

St. Marys Cottage is a particularly attractive semi-detached country cottage which has been comprehensively and sympathetically renovated to create an exceptionally well-presented home. The accommodation combines a wealth of character, including exposed timbers and a wood-burning stove, with carefully chosen contemporary fittings and finishes.

Outside, the cottage is complemented by beautifully maintained gardens extending to approximately 0.20 acre, together with generous private parking. Of particular note is the delightful open aspect to the rear, with the gardens adjoining and overlooking surrounding farmland.

SITUATION

St. Marys Cottage occupies an appealing rural position within the hamlet of Hordley, surrounded by attractive North Shropshire countryside and enjoying an especially pleasing outlook over neighbouring farmland.

Despite its rural setting, the property is well placed for access to the nearby market town of Ellesmere, which provides a good range of everyday amenities including independent shops, cafés, restaurants, schools, recreational facilities and the picturesque Mere. The wider centres of Oswestry, Shrewsbury and Whitchurch are also readily accessible by road.

PROPERTY

The cottage has been renovated with considerable attention to detail, successfully retaining its original character whilst providing stylish and comfortable accommodation. Exposed timbers, cottage-style joinery and carefully chosen finishes feature throughout.

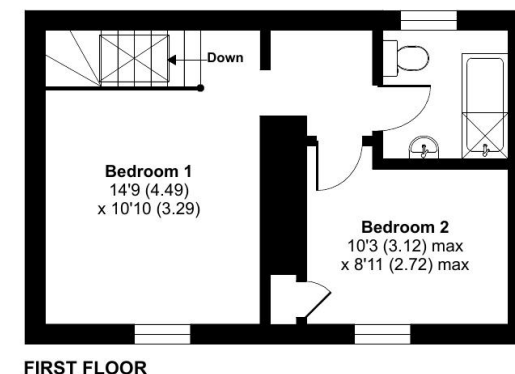
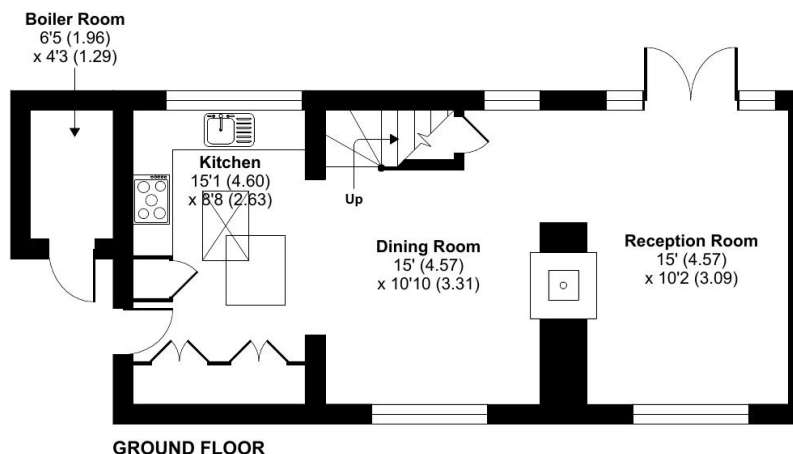
The attractive kitchen and dining room forms the heart of the house, with Egyptian cut-stone flooring, exposed ceiling timbers and a fitted kitchen incorporating painted cabinetry, complementary work surfaces, Belfast-style sink and range cooker.

Approximate Area = 838 sq ft / 77.8 sq m

Boiler Room = 27 sq ft / 2.5 sq m

Total = 865 sq ft / 80.3 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). © nrichcom 2026. Produced for Halls. REF: 1522780

Beyond is the comfortable reception room, centred around a wood-burning stove and featuring further exposed timbers which add warmth and character to the space. French doors open directly onto the rear garden and frame the attractive rural outlook across the adjoining countryside beyond.

To the first floor are two bedrooms, both retaining a strong sense of cottage character, with the principal bedroom particularly appealing for its exposed roof timbers and light finish. The accommodation is completed by a beautifully appointed bathroom featuring a traditional freestanding bath with shower over, period-style sanitaryware and attractive panelled detailing.





GARDENS

The property is approached from the country lane onto a generous gravelled parking area providing space for several vehicles. The entrance is attractively framed by established hedging and simple cottage-style fencing, maintaining the property's rural character.

The gardens extend to approximately 0.20 acre and have been thoughtfully landscaped and maintained. Predominantly laid to lawn, they incorporate well-stocked borders, established planting and areas for outdoor seating and entertaining immediately adjoining the cottage.

A particular feature of St. Marys Cottage is its open rear aspect, with the gardens looking directly across adjoining agricultural land and the rolling countryside beyond. The setting provides an appealing sense of space and rurality which complements the cottage particularly well.

SCHOOLING

Within a short drive are a number of highly rated state and private schools including Weston Lullingfields Primary, The Corbet School, Lakelands Academy, Ellesmere Primary School, Cockshutt C of E Primary, Ellesmere College, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep, Packwood Haugh, Adcote School for Girls, and Moreton Hall.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE

The property is said to be of freehold tenure

POSSESSION

Vacant possession will be granted upon completion

SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is provided to a private system

LOCAL AUTHORITY

Shropshire Council

COUNCIL TAX

band B

EPC RATING

X (xx)

W₃W

hikes.deed.bronzed

DIRECTIONS

Leave Ellesmere to the south via Birch Rd, continuing over the canal bridge into the village of Tetchill. From Tetchill, proceed south on Hordley Road and, around 1.4 miles later, the property will be positioned on the right.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

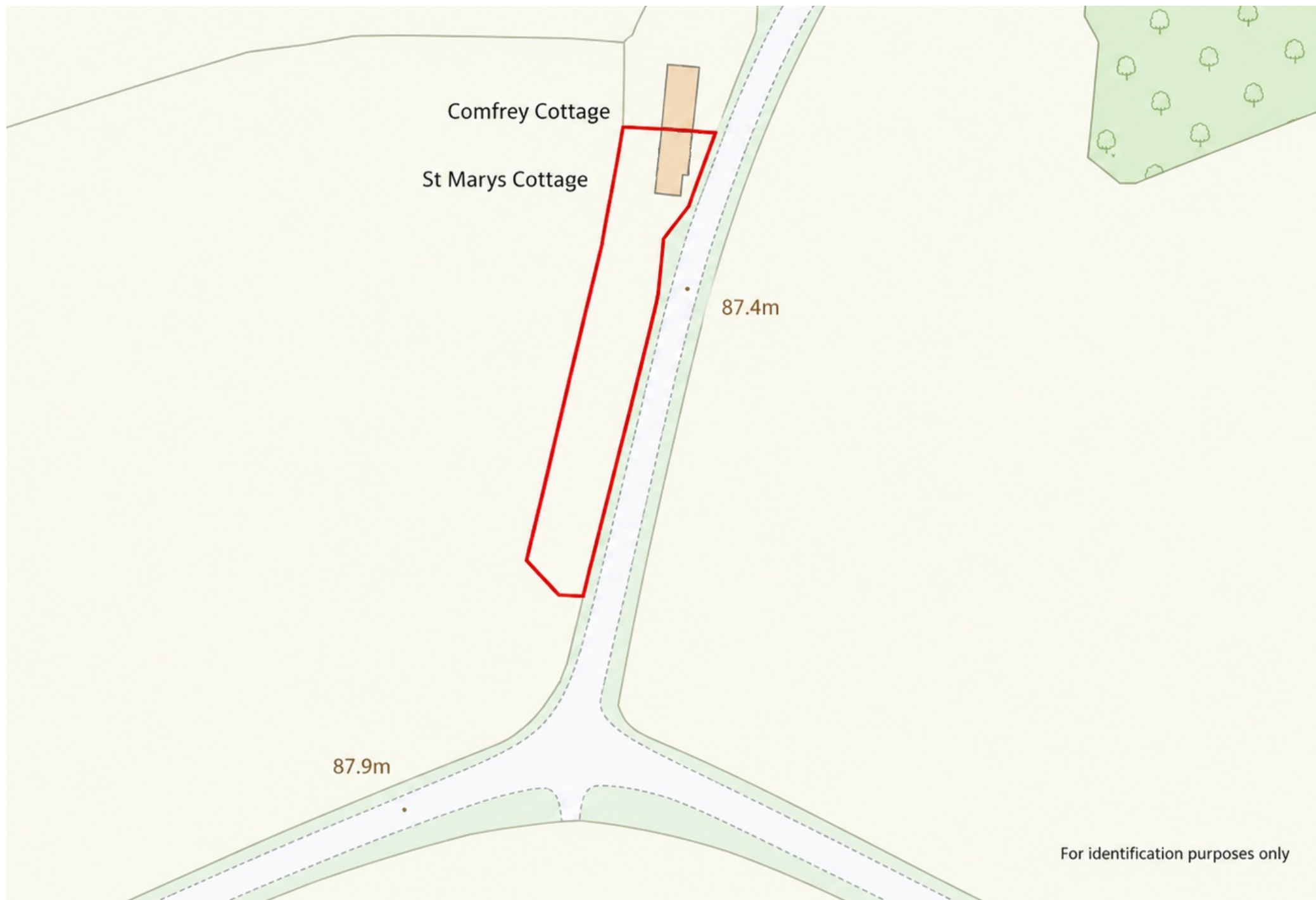
BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. 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.
2. 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.
3. The photograph(s) depict only certain parts of the property. It should 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.



For identification purposes only

