

**FOR SALE**

Price Guide £299,995

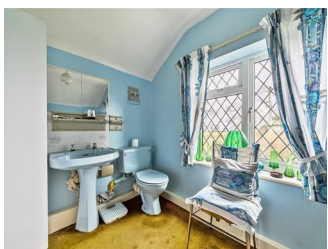
Back Lane Cottage Welshampton, Ellesmere, SY12 0PW

An exquisitely positioned three-bedroom detached country cottage situated within generous gardens and offering excellent potential for modernisation, idyllically located amidst open fields on the perimeter of the popular village of Welshampton, near Ellesmere.



Ellesmere (3 miles), Whitchurch (9 miles), Oswestry (11 miles), Shrewsbury (17 miles).

All distances approximate.



- Detached Country Cottage
- Idyllic Rural Location
- Requiring Modernisation
- 0.24ac Gardens w/Outbuilding
- Open Views Across Unspoilt Farmland
- No Onward Chain

DESCRIPTION

Halls are delighted with instructions to offer Back Lane Cottage, in Welshampton for sale by private treaty.

Back Lane Cottage is a detached three-bedroom period country cottage providing just under 1,200 sq ft of characterful living accommodation, all of which now represents an excellent opportunity for modernisation, improvement, and extension (LL consent permitting) in order to become a truly superb rural home.

The property lies within excellent gardens which extend, in all, to around 0.25ac and enjoy immediate views onto the open farmland which encompasses the cottage. The gardens, as the house, offer wonderful potential for landscaping whilst, at present, comprising expanses of lawn interspersed with, and bordered by, established trees and hedging. Usefully, the gardens also comprise ample parking for a number of vehicles, this situated before a detached garage/workshop.

SITUATION

Back Lane Cottage occupies a remarkably private position at the culmination of a quiet rural track and lies against a surrounding backdrop of open farmland on the edge of the popular village of Welshampton, which provides a range of day to day amenities, including School, Public House, Church, and Village Hall. The nearby lakeland town of Ellesmere sits around three miles to the west and offers a wider range of facilities; with the larger towns of Oswestry and Whitchurch, alongside the county centres of Wrexham and Shrewsbury, all positioned within a reasonable commuting distance and enjoying a comprehensive range of amenities.

THE PROPERTY

The property is principally accessed via a front porch which opens into a welcoming Living Room from where stairs rise to the first floor and which features, as its focal point, an impressive exposed brick inglenook housing a multi-fuel burner, around which is ample space for seating. Turning right from the Living Room, one enters a well proportioned Dining Room which could readily serve as a Family Room or further reception room, providing a versatile space ideal for more formal entertaining occasions and intimate family moments alike.

Also accessed from the Living Room is a cosy cottage Kitchen comprising a selection of fitted base and wall units, alongside a window which overlooks the rear elevation and planned space for a breakfast table; from the Kitchen a further door leads through to a Rear Porch/Utility Room with direct access from the Garden, making it ideal for storing coats and boots following muddy walks in the surrounding countryside. Completing the ground floor accommodation is a Bathroom situated off the Living Room, this featuring a fitted suite.

Stairs rise from the ground floor to a first floor Landing, from where doors provide access into three Bedrooms, all of which boast elevated views across the open farmland which encompasses the property, and with Bedroom One benefitting from an adjoining En-Suite with panelled bath, WC, and hand basin.



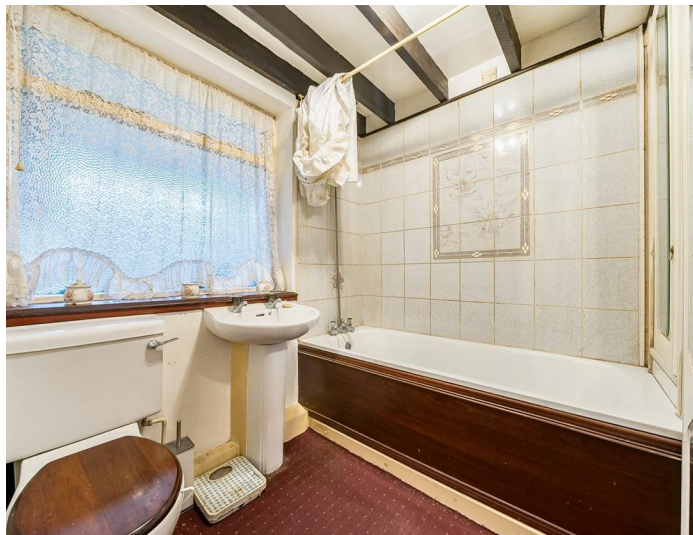
2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



OUTSIDE

The property is approached over a country track which runs along the edge of a field, this culminating at the property and entering onto a parking area with space for a number of vehicles and situated before a useful outbuilding (approx. 500 sq ft) which has been separated into garaging with attached workshop. The outbuilding could readily serve a variety of purposes, not least of all vehicular or general storage.

The gardens of Back Lane Cottage are a particularly notable feature of the property and extend, in all, to around 0.25ac, whilst offering potential for landscaping should this be desired. At present, the gardens are predominately laid to an expanse of lawn interspersed with an array of flowering plant, mature trees, and shrubs.

THE ACCOMMODATION COMPRISES

- Ground Floor -

Rear Porch/Utility: 4.74m x 2.20m

Kitchen/Breakfast Room: 4.40m x 3.26m

Living Room: 5.46m x 3.80m

Dining Room: 5.95m x 2.69m

Bathroom:

- First Floor -

Bedroom One: 4.16m x 2.69m

En-Suite:

Bedroom Two: 2.98m x 2.01m

Bedroom Three: 2.98m x 2.96

DIRECTIONS

Leave Ellesmere to the south via the A495 in the direction of Shrewsbury, turning left shortly after The Mere to remain on this road. Proceed for around 1.8 miles until reaching the heart of Welshampton where a right hand turn leads onto the B5063 (signposted Wem) where, shortly after, a left hand turn leads onto an unmade track which culminates at the property.

W3W

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SCHOOLING

The property is comfortably placed for access to a number of well-regarded state and private schools, including Welshampton C of E Primary School, Ellesmere Primary School, Lakelands Academy, Newtown C of E Primary (Outstanding), Criftins C of E Primary (Outstanding), The Maeolor School, Ellesmere College, Moreton Hall, and the Oswestry School.

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system and the heating is oil fired.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

COUNCIL TAX

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

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

ANTI-MONEY LAUNDERING (AML) CHECKS

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 £30 (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

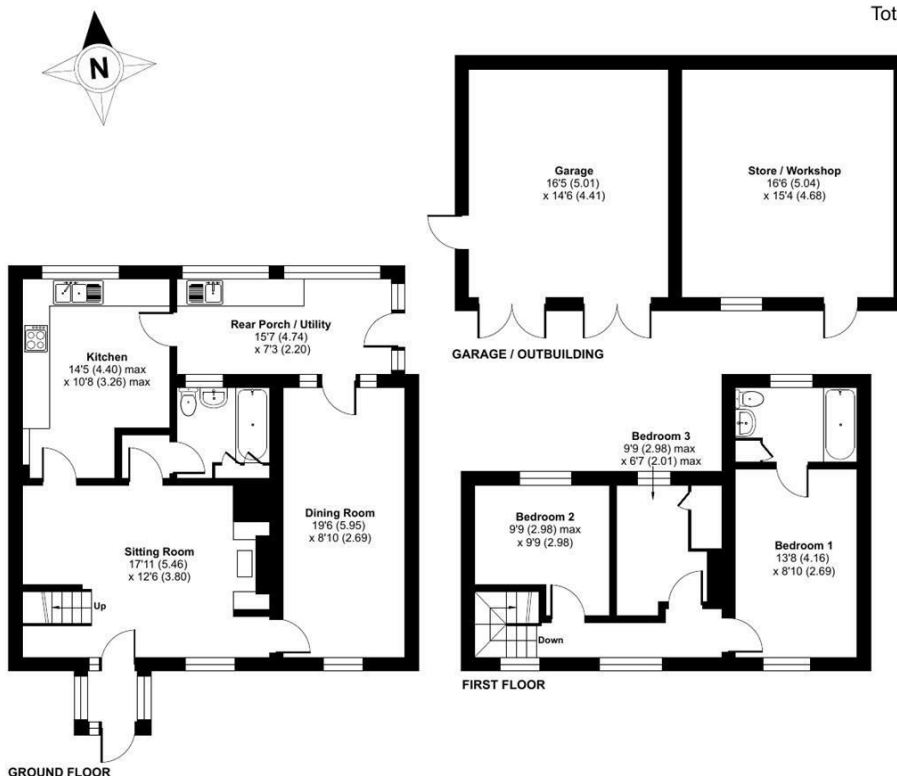
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

FOR SALE

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Approximate Area = 1177 sq ft / 109.3 sq m
 Garage = 239 sq ft / 22.2 sq m
 Outbuilding = 254 sq ft / 23.5 sq m
 Total = 1670 sq ft / 155 sq m

For identification only - Not to scale

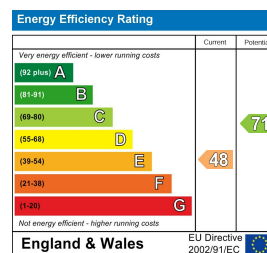


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2026. Produced for Halls. REF: 1421020

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



01691 622602

Ellesmere Sales

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW

E: ellesmere@halls.gb.com



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