

Asking Price £495,000

2 Bedrooms | 1 Bathroom | Land

The Ridge, Mill Lane, Lyneal, Ellesmere, Shropshire, SY12 0LE

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PROPERTY SINCE 1862

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General Remarks

A rare opportunity to acquire a detached 2 bedroom bungalow with adjoining grass paddock extending in total to 8.225 acres (3.329 ha) or thereabouts. Occupying a most enviable position on a no through lane on the outskirts of the village of Lyneal, approximately 4 miles from the popular market town of Ellesmere. The bungalow is set in a good sized garden plot with open countryside view and provides the purchaser with an opportunity to modernise and renovate to their own tastes. The property is subject to an Agricultural Occupancy Condition.

Location: The Ridge adjoins open countryside and is situated close to the neighbouring hamlet of Colemere, in the heart of what is known as the 'Shropshire Lakelands' which is renowned for its meres and waterways. Lyneal is situated approximately 4 miles from the market town of Ellesmere, with the further towns of Wem (7 miles) and Whitchurch (10 miles) all having an excellent range of local shopping, recreational and educational facilities. The larger towns of Shrewsbury (14 miles) and Chester (26 miles) are within easy motoring distance having a more comprehensive range of amenities of all kinds. Train stations can be found in both Wem and Whitchurch.



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Old Town Hall, The Square, Ellesmere, Shropshire SY12 0EP

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Accommodation

Covered Entrance Porch: Partly glazed entrance door with side glazed panel.

Entrance Hallway: Coving to ceiling, radiator and access to roof space.

Bedroom 1: 13' 6'' x 10' 11'' (4.11m x 3.33m) Built in sliding door wardrobe to one wall, radiator in bay window and coving to ceiling.

Bedroom 2: 10' 11'' x 10' 0'' (3.33m x 3.04m) Radiator and coving to ceiling.

Wet Room: 9' 3'' x 5' 6'' (2.83m x 1.67m) Having fully tiled walls, 'Mira Advance' electric shower, wash hand basin, low level flush WC, heated towel rail and extractor fan.

Lounge: 20' 9'' x 11' 11'' (6.32m x 3.64m) With dual aspect windows, side door to patio area, open fireplace set on raised tile hearth with tile surround and mantel. Coving to ceiling and two radiators.

Dining Room/Living area: With coving to ceiling, dual aspect windows.

Living/Snug area: 10' 0'' x 9' 5'' (3.06m x 2.88m) Radiator.

Arch to Dining Room: 13' 7'' x 10' 0'' (4.13m x 3.06m) Radiator, laundry cupboard with lagged cylinder and slatted shelves.

Side Entrance Hall: Part glazed door with glazed side panel to outside, vinyl flooring.

Boiler/Utility Room: 7' 11'' x 4' 9'' (2.42m x 1.46m) Vinyl flooring, 'Worcester' oil boiler, shelves inset, wall shelves and space for a tumble dryer.

Breakfast Kitchen: 18' 9'' x 10' 6'' (5.72m x 3.20m) With vinyl flooring, a range of fitted wall cupboards and matching base units with worktop surface above. Partly tiled walls, stainless steel sink and drainer, space for washing machine and dishwasher. 4 ring induction hob with extractor hood over, double electric oven, built in strip lighting.

Dining area: Sliding patio door onto raised decking, dual aspect windows, coving to ceiling, space for fridge/freezer and a radiator.

Gardens: The property is approached over a gravel driveway opening to a large parking area with exterior light and benefits from wrap around gardens which are predominantly laid to lawn. The South facing garden has a decking area and there are various mature shrub borders together with many species of trees. There are two greenhouses, a mature vegetable garden, along with many seating areas.

Land: Adjoining the property is a block of pastureland extending to approx. 7.777 acres (3.148 ha) or thereabouts. The land is currently laid to grass and is fully enclosed with fencing and hedges.

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Agricultural Occupancy Condition: Occupation of the dwelling shall be limited to a person employed, or last employed, locally in agriculture as defined in Section 221(1) of the Town and Country Planning Act 1962 or forestry, or a dependent of such person residing (but including a widow or widower of such a person).” Please ask the agent for further details.

Services: We are informed that mains electricity and water are connected. Drainage is via a septic tank system.

EPC Rating: 47|E **Council Tax Band:** 'D'

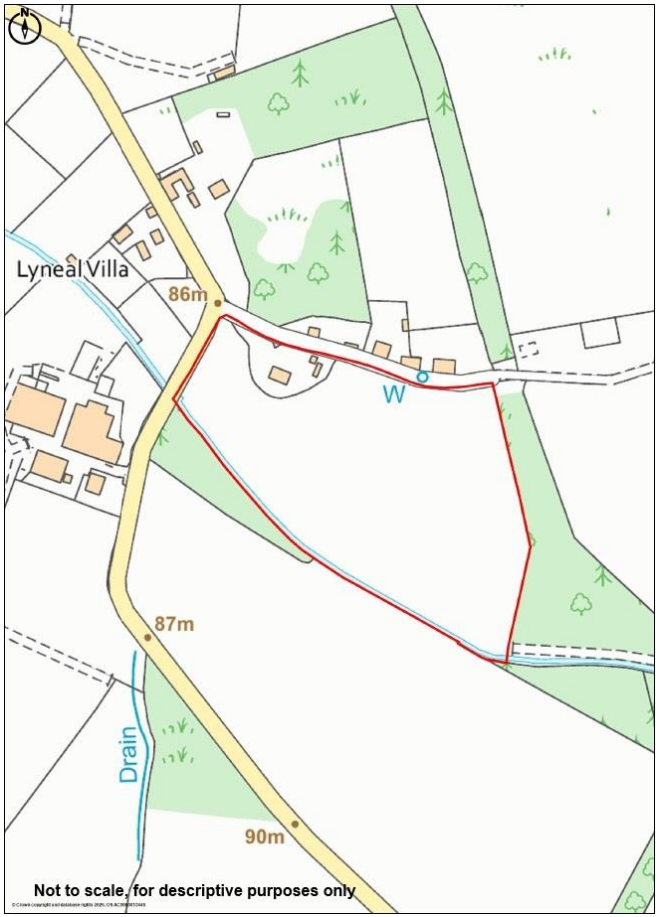
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000











Directions: From Ellesmere proceed along the A495 in the direction of Whitchurch. On entering the village of Welshampton take the first right after the Church into Lyneal Lane. Continue for approximately 1.5 miles to the junction turn left and continue to the next junction and turn right. Proceed for a short distance to a small crossroad and turn left signposted 'Loppington', following the lane for approximately 0.5 mile before turning left onto a no through road where the property will be located on the right hand side.

What3words: ///stormy.calls.bulletins

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Total Area: 111.5 m² ... 1200 ft²

All measurements are approximate and for display purposes only

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