

BOWEN

PROPERTY SINCE 1862



Offers in Excess of £450,000

🏠 3 Bedrooms 🚿 3 Bathrooms

Fairview, Welshampton, Ellesmere,
SY12 0QA

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General Remarks

A beautiful, renovated railway cottage with exceptional energy efficiency and idyllic rural views

Enjoying an enviable position on the fringe of the sought-after village of Welshampton surrounded by open countryside. Approximately 4 miles from the popular North Shropshire market town of Ellesmere.

'Fairview' stands in gardens and grounds of approximately 0.25 of an acre (0.10 ha) or thereabouts and has been extensively renovated and refurbished to a high specification that includes energy efficient features such as solar panels, external wall insulation and air source heat pump with underfloor heating to the ground floor.

This immaculately presented former railway cottage has been designed to meet today's contemporary lifestyle and the agents highly recommend an early viewing to fully appreciate this individual property.

Well maintained manageable gardens with ample off-road parking and surrounded by open rural countryside



Location: The property occupies an enviable, semi-rural location in the picturesque North Shropshire countryside on the fringes of the village of Welshampton close to the market towns of Ellesmere, Whitchurch and Wem which offer a large range of amenities and recreational facilities. It is also ideally situated for access to the larger centres of Wrexham, Chester, Oswestry, and Shrewsbury as well as the motorway network beyond. The area is well served for excellent state and public schools, including Welshampton C of E primary school. Rail links are available at the nearby village of Gobowen with direct services to Wrexham, Chester, Shrewsbury and Birmingham

Partly Glazed Entrance Door with side glazed panels and slate tile roof canopy roof:

Entrance Hall: Coconut matting area.

Open Plan Lounge/Dining/Kitchen: 23' 0" x 13' 11" (7.02m x 4.23m) Luxury vinyl flooring throughout, coving and spotlights to ceiling.

Lounge Area: Wall mounted glass fronted inset log effect electric fire, dual aspect windows.

Kitchen/Dining Area: Dual aspect windows. Linear design fitted kitchen offering a modern feel complementing the wood effect flooring. The kitchen offers floor to ceiling cupboards housing integrated appliances including dishwasher, washer/dryer, refrigerator/freezer, built-in fan assisted oven with induction hob and extractor above. Composite worktop surface incorporating sink unit with mixer tap. Breakfast bar area with triple pendant light fittings. Double doors opening onto decking area.

Bedroom Three: 10' 11" x 10' 4" (3.33m x 3.14m) Luxury vinyl flooring, coving and spotlights to ceiling.

En-Suite Shower Room: 10' 3" x 2' 11" (3.12m x 0.89m) Tile floor, spotlights to ceiling, fully tiled shower cubicle with shower, low flush w.c., vanity sink unit with touch free lighting, heated towel rail, extractor fan.

Staircase to First Floor and Landing Area:

Bedroom One: 13' 7" x 10' 11" (4.14m x 3.34m) Dual aspect windows, spotlights to ceiling, radiator.

Ensuite Bathroom: 8' 7" x 8' 4" (2.61m x 2.55m) Tile floor with electric underfloor heating. Partly tiled walls. Double ended bath with freestanding tap and shower mixer, fully tiled corner shower cubicle with dual head rainfall shower head. low level flush wc, double basin vanity and drawers, wall mirror with touch free light, dual fuel towel rail.

Bedroom Two: 13' 7" x 13' 2" (4.14m x 4.02m) Dual aspect windows. spotlights to ceiling, radiator and access to roof space.

Bathroom: 8' 7" x 5' 7" (2.61m x 1.70m) Tile floor with electric underfloor heating, spotlights to ceiling, partly tiled walls. Panel bath with shower screen and shower above, wood effect tiling to one wall, vanity drawer sink unit with touch free light, low level flush w.c., dual fuel towel rail.

Outside: The property is approached off a country lane with the benefit of double entry gates one being wooden providing access onto a standing area for a motor home/caravan. Metal double gates open onto a stone gravel drive providing further parking area and turning space. Provision has been made for installation of an electric car charger. External lighting and outside tap. The gardens are mainly laid to lawn with a mature hedge to the front and a variety of shrubs, flowering plants and trees interspersed throughout. Raised decking area overlooking the open countryside, enclosed vegetable garden area. Underground electric is placed to serve a corner of the garden to accommodate hot tub or even a home office subject to any necessary planning consents.

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

EPC Rating 82|B Council Tax Band 'D':

Services: We are informed that the property has mains electricity and water, private drainage.

Local Authority: Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ Tel: 0345 678 9000

Directions: From Ellesmere head south out of the town along the A528 towards Shrewsbury. Proceed past the Mere taking the first left onto the A495 signposted Whitchurch. Continue through the village of Welshampton passing the Sun Inn and Village Hall on the left. After a short distance take the first turning left where Fairview will be identified on the right handside.

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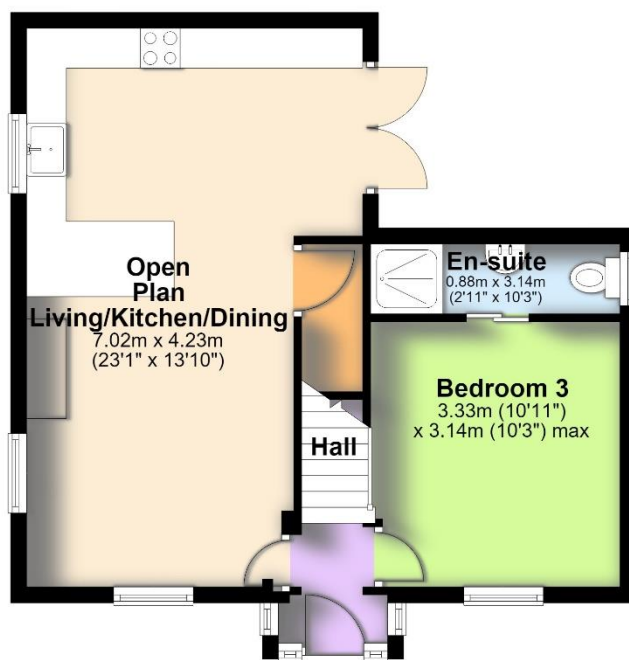
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Ground Floor

Approx. 44.6 sq. metres (480.2 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



Total area: approx. 86.9 sq. metres (935.8 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

