FOR SALE

Offers in the region of £175,000

11 Moors Lane, St. Martins, Oswestry, SY10 7BQ

A traditional two-bedroom end-of-terrace period cottage boasting well presented living accommodation and excellent south-facing gardens, peacefully situated in a semi-rural location close to St.Martins.

FOR SALE

St.Martins (0.6 miles), Gobowen (2 miles), Oswestry (5 miles), Ellesmere (6 miles), Shrewsbury (21 miles)

All distances approximate.

- **Period Cottage**
- **Open Plan Ground Floor**
- **Well Presented with Traditional Features**
- **Excellent Gardens**
- **Close to the Shropshire Union Canal**
- **Peaceful semi-rural Location**

DESCRIPTION

Halls are delighted with instructions to offer 11 Moors Lane in St Martins Moor for sale by private treaty.

11 Moors Lane is an attractive two-bedroom period end-of-terrace home offering a deceptive level of well presented internal accommodation which extends to around 560 sq ft and comprises an open-plan ground floor living/dining/kitchen, this complemented by two first floor bedrooms and a family bathroom.

The property boasts wonderful gardens which are far larger than might be anticipated and which enjoy a desirable southerly aspect. Situated immediately to the rear of the property is a courtyard which leads on to a substantial expanse of lawn culminating at a small copse.

SITUATION

The property occupies a desirable position within the popular village of St.Martins, which provides a respectable range of day-to-day amenities, including School, Public Houses, Petrol Station, and the local renowned Stans Supermarket. The village is conveniently located for access to the nearby lakeland town of Ellesmere and the vibrant market town of Oswestry, both of which enjoy a wider range of facilities, with the county centres of Wrexham and Shrewsbury both lying within a reasonable commuting distance.

SCHOOLING

Within a convenient proximity are a number of well-regarded state and private schools, including St.Martins School, Criftins C of E Primary, Ellesmere Primary School, Lakelands Academy, Gobowen Primary, The Maelor School, Moreton Hall, and Ellesmere College.

THE PROPERTY

The property is principally accessed into a useful Entrance Porch, ideal for storing shoes and coats following walks in the surrounding countryside, from where a door leads through to a delightfully open-plan ground floor comprising Living, Kitchen, and Dining Areas, all of which interconnect and provide the space with a particularly sociable ambience, ideal for entertaining and day-to-day living.

On initially entering the ground floor space, ample room is provided for seating, this arranged around an inglenook housing a multi-fuel burner and positioned before a window overlooking the front elevation; the room then segues through to a recently modernised Kitchen featuring a selection of base and wall units with work surfaces over, alongside a secondary door which exits onto the rear courtyard.

Stairs rise to a first floor landing, from where doors provide access into two well proportioned Bedrooms, each enjoying elevated views across, respectively, the front and rear of the property. A Family Bathroom serves the Bedrooms and comprises a fitted suite featuring a panelled bath, low-flush WC, and hand basin.

OUTSIDE

To the fore, the property enjoys a compact front garden designed with ease of maintenance in mind and, at presently, laid to gravel.

1 Reception Room/s

2 Bedroom/s

1 Bath/Shower Room/s

The rear gardens are a particularly notable feature of the property and boast a desirable southerly aspect, falling just short of bordering the Shropshire Union Canal. The gardens are, at present, predominately laid to sweeping expanses of lawn and partially bordered by mature hedge boundaries. The southern extremity of the gardens feature a re-wilded area comprising a selection of maturing trees.

THE ACCOMMODATION COMPRISES:

- Ground Floor -
Kitchen/Dining Room: 3.60m x 3.42m
Sitting Room: 3.67m x 3.43m

- First Floor -
Bedroom One: 3.67m x 3.41m
Bedroom Two: 3.66m x 1.96m
Family Bathroom:

W3W

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DIRECTIONS

Leave Ellesmere to the west via the B5068, continuing until reaching a mini-roundabout in the village of St.Martins, here take the second exit to proceed into the village and until reaching a further mini-roundabout, where the first exit leads towards Oswestry/Gobowen. Continue on this road for around 0.2 miles where a left hand turn leads onto Moors Lane where, approximately 0.1 miles later, the property is situated on the right.

SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage.

TENURE

The property is said to be of freehold tenure.

POSSESSION

The property will be offered with vacant possession upon completion.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND

COUNCIL TAX

The property is in Band 'A' on the Shropshire Council Register.

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 = 564 sq ft / 52.3 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). ©nichecom 2026. Produced for Halls. REF: 1453914

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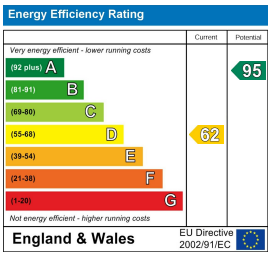
Energy Performance Ratings



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