

Halls ¹⁸⁴⁵



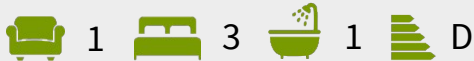
FLAT 3, FAIRFIELD HOUSE | OLD ST. MARTINS

GOBOWEN | OSWESTRY | SY11 3JY



A generously proportioned two/three-bedroom first floor apartment forming part of a detached period property; boasting over 1,000 sq ft of thoughtfully arranged living accommodation, alongside attractive private gardens and off-street parking, conveniently situated within the popular village of Gobowen.

Offers in the region of £169,950



- First Floor Apartment
- Over 1,000 sq ft
- Versatile Accommodation
- Off-Street Parking
- Private Gardens
- Popular Village Location

DESCRIPTION

Halls are delighted with instructions to offer Flat 3 Fairfield House in Gobowen for sale by private treaty.

Fairfield House is an attractive period residence which has been divided into four, elegantly proportioned properties. Number 3 Fairfield House occupies a desirable first floor elevation and offers over 1,000 sq ft of thoughtfully arranged living accommodation comprising two or three Bedrooms, depending on the requirements of the buyer, alongside a spacious Reception Room, a well appointed Bathroom, and a Kitchen. The property retains the charm and character of an historic home, with high ceilings and a range of period features throughout.

Unusually, the property is accompanied by private gardens which extend to some 0.04ac, these featuring expanses of lawn and established borders, alongside ample off-street parking.



SITUATION

The property occupies a convenient position within the heart of the popular village of Gobowen, which boasts a thriving centre playing host to a range of businesses, including Public Houses, Convenience Stores, and independent Shops. Travel links are provided by Gobowen Train Station which may soon enjoy a direct line to London, alongside excellent road links via the A5 which runs along the western boundary of the village. The nearby towns of Oswestry and Ellesmere provide a more comprehensive suite of amenities, including Schooling, Supermarkets, with the county centres of Wrexham and Shrewsbury both lying within a reasonable commuting distance.

SCHOOLING

The property is conveniently situated for access to a number of well-regarded state and private schools, including Gobowen Primary School, Derwen College, Whittington C of E Primary, Weston Rhyn Primary, St.Martins School, Moreton Hall School, Ellesmere College, and Oswestry School.

THE PROPERTY

The property is principally accessed via a dedicated entrance door positioned to the north of the building, this entering into a stairwell which rises to a first floor landing with recessed storage cupboards, from where a door open immediately to the left into a generously proportioned Living/Dining lit by triple-aspect windows and providing ample space for furnishings.

Turning right along the Hallway, access is provided into two comfortably sized Bedrooms, with Bedroom two enjoying a secluded reading nook and the Master benefitting from dual-aspect windows which overlook the gardens. The Hallway culminates at a versatile Office/Bedroom Three which is served, along with the other two Bedrooms, by a well appointed Family bathroom featuring a P-shaped bath, low-flush WC, and pedestal hand basin.

Completing the living accommodation is a Kitchen featuring a selection of fitted base and wall units with work surfaces over.



A secondary access is available via a doorway in the Hallway which exits onto the front courtyard.

OUTSIDE

Unusually, the property benefits from a private and dedicated garden which extends to around 0.4 acres and lies to the north-west of the property. At present, the gardens are predominately laid to lawn but complemented by established borders and mature trees.

The property is further served by two parking spaces accessed via Old St.Martins Road.

THE ACCOMMODATION COMPRISES

- Living/Dining Room: 6.62m x 3.16m
- Kitchen: 3.95m x 2.81m
- Bedroom One: 4.20m x 3.87m
- Bedroom Two: 3.82m x 2.41m
- Bedroom Three/Office: 2.94m x 1.82m
- Family Bathroom:

W3W

///polka.builders.angel

DIRECTIONS

Leave Ellesmere via the A495 in the direction of Oswestry, continuing until reaching a T junction in the village of Whittington; here, turn right towards Gobowen and proceed for a further 2.1 miles into the village. At the roundabout, take the first exit onto Chirk Road, turning left shortly after onto Old Whittington Road. Shortly after, a further left hand turn leads into Old St.Martins Road, where, at the culmination of the road, the entrance to the property will be situated on the left and identified by a Halls "For Sale" board.

SERVICES

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

TENURE

The property is said to be of Leasehold tenure and vacant possession will be granted upon completion.



LEASE

We are advised that, at time of writing, around 154 years remain unexpired on the lease.

GROUND RENT & SERVICE CHARGE

We are advised that no ground rent or service charge is payable.

LOCAL AUTHORITY

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

COUNCIL TAX

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

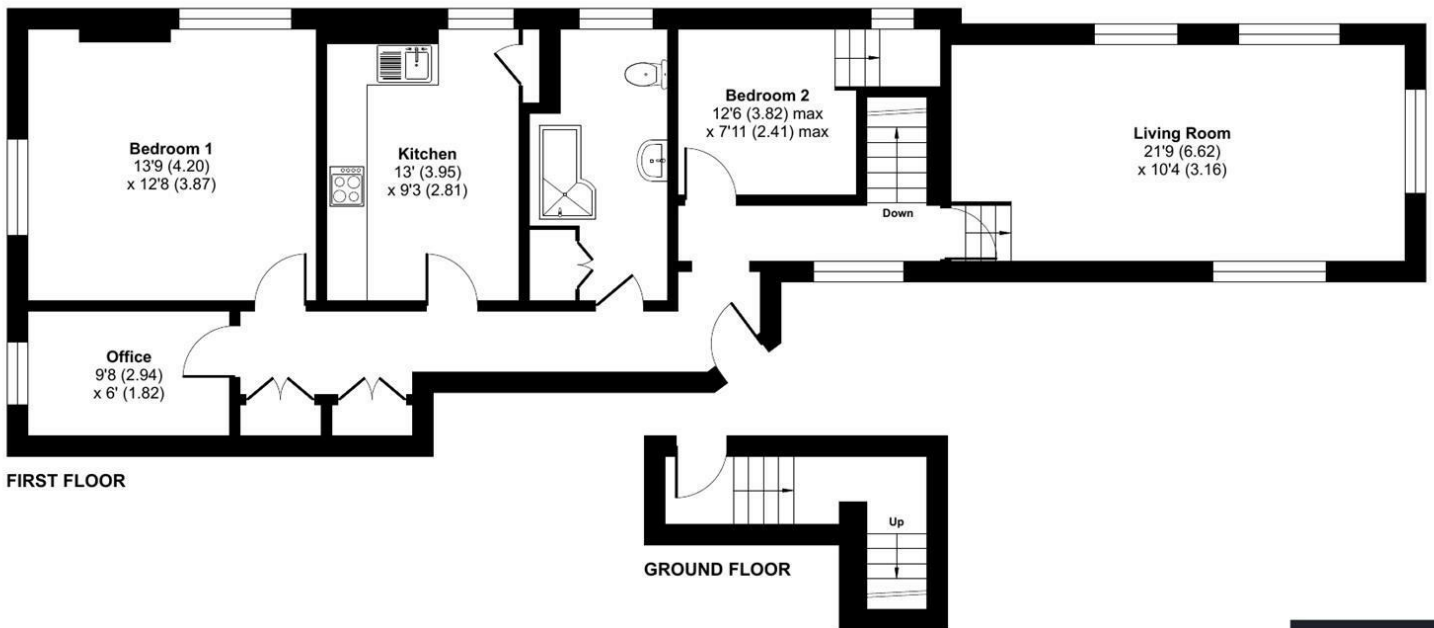
The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

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

Approximate Area = 1005 sq ft / 93.4 sq m

For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñche.com 2026. Produced for Halls. REF: 1470312

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	74
England & Wales		
EU Directive 2002/91/EC		

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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



ELLESMERE SALES

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

01691 622602 | ellesmere@hallsgb.com

www.hallsgb.com | Facebook | Instagram



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. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

Bishops Castle | Ellesmere | Kidderminster | Oswestry | Shrewsbury | Telford | Welshpool | Whitchurch