



FOR SALE

Offers in the region of £350,000

Pear Tree Cottage Newtown, Wem, Shrewsbury, SY4 5UF

A double-fronted detached period country cottage benefitting from a substantial rear extension and offering excellent scope for modernisation and improvement, situated within land and gardens which extend to circa 2.85ac and feature a range of outbuildings, idyllically positioned in a rural hamlet convenient for Wem, Ellesmere, and Whitchurch



Ellesmere 7 miles | Whitchurch 10 miles | Shrewsbury 14 miles | Wrexham 19 miles | Chester 28 miles

(all mileages are approximate)



- **Period Country Cottage**
- **Extended to Provide circa 1,350 sq ft**
- **Requiring Modernisation and Improvement**
- **Land & Gardens ext to approx. 3 acres**
- **Range of Outbuildings**
- **Idyllic Rural Setting**

DESCRIPTION

Halls are delighted with instructions to offer Pear Tree Cottage in Newtown near Wem for sale by private treaty

Pear Tree Cottage is a three-bedroom detached, double-fronted period country cottage which has been significantly extended by the current vendor and which now provides around 1,366 sq ft of generously proportioned living accommodation arranged across two-floors, all of which now provides excellent potential for modernisation and improvement, with scope for further extension (LA consent permitting).

The property is situated within land and gardens which extend, in all, to around 3 acres, with attractive gardens surrounding the property and comprising expanses of lawn, floral beds, off-street parking, and productive fruit and vegetable growing areas, alongside a range of versatile outbuildings.

DIRECTIONS

Leave Ellesmere via the A495 and, in the village of Welshampton, take a right hand turn onto the B5063 in the direction of Wem. Proceed on this road for approximately 3.6 miles until a left hand turn (signposted Newtown) leads into Newtown, following the road round to the right for a further 1.3 miles until a left hand turn leads on to quiet country lane where, around 0.3 miles later, the property is the first on the left.

W3W

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SITUATION

Pear Tree Cottage is idyllically positioned on the perimeter of the rural village of Newtown, which nestles amidst a network of quiet country lanes and open countryside, making it ideal for those with equestrian, cycling or rambling interests. Newtown is peacefully situated against a backdrop of open farmland, close to excellent walking on Whixall Moss National Nature Reserve and along the Prees arm of the Llangollen canal.

The property retains a convenient proximity to the market town of Wem, with its railway station, and the lakeland town of Ellesmere, both of which provide a range of day-to-day amenities, including public houses, medical facilities, and supermarkets, with the thriving town of Whitchurch and the nearby county centres of Shrewsbury, Wrexham, and Chester easily accessible by car.

Rail links are available in the nearby centres of Wem and Whitchurch.

SCHOOLING

The property is conveniently situated for access to a number of well-regarded state and private schools, including Newtown C of E Primary (Outstanding), Whixall CofE Primary, St.Peters CofE Primary, The Thomas Adams School, Lakelands Academy, Ellesmere College, Packwood Haugh, and Moreton Hall.

THE PROPERTY

The property is principally accessed via a pitched external Porch into an Entrance Hall, where stairs rise to the first floor and a door opens to the right into a welcoming Living Room, this featuring dual-aspect windows and space for seating arranged around an open-fire with decorative surround.



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



Turning left from the Entrance Hall, one enters a spacious Reception Room again with dual-aspect windows and double doors which exit onto the side of the property, alongside open space allowing for a free arrangement of furniture and a multi-fuel burner. A further door leads through to the rear of the property and into a well proportioned Kitchen/Dining Room, with secondary access door directly onto the rear gardens, quarry-tiled floors, fitted sink, and an exposed brick inglenook housing an Rayburn.

Stairs rise to a first floor landing where doors allow access into three comfortably sized Bedrooms, each enjoying elevated views across the much noted open countryside which surrounds the home, and with Bedroom One benefitting from an inset En-Suite Bathroom comprising a panelled bath and hand basin. The remaining two Bedrooms are served by a Family Bathroom comprising a fitted suite.

LAND & GARDENS

Pear Tree Cottage nestles within land and gardens which extend, in all, to around 2.85 acres; with mature, predominately lawned gardens encompassing the property and featuring ample parking for a number of vehicles, expanses of well-maintained lawns, a productive cottage garden, and a range of mature hedging and floral beds.

Immediately adjoining the gardens to the west is around 2.2ac of pasture land bordered to the north by maturing woodland; conveniently situated within a single enclosure and ideally suited to the grazing of a variety of livestock. The adjoining land will be of particular interest to those with equestrian or light agricultural interests and may offer scope for development into either of these disciplines (LA consent permitting).

OUTBUILDINGS

The gardens of Pear Tree Cottage feature a selection of versatile outbuilding of varying construction, these situated immediately off the parking area and representing potential for improvement in connection with a buyers interests, be they equestrian, agricultural, or commercial in nature.



THE ACCOMMODATION COMPRISES

- Ground Floor -

Lounge: 5.04m x 2.94m

Sitting Room: 5.05m x 3.68m

Kitchen/Dining Room: 4.93mx 4.79m

- First Floor -

Bedroom One; 4.96m x 4.77m

En-Suite:

Bedroom Two: 5.04m x 2.95m

Bedroom Three: 3.68m x 2.22m

Family Bathroom:

SERVICES

The property is understood to benefit from mains water and electrics. Drainage is to a private system and the heating is bio-fuel powered.

TENURE & POSSESSION

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

LOCAL AUTHORITY

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

COUNCIL TAX

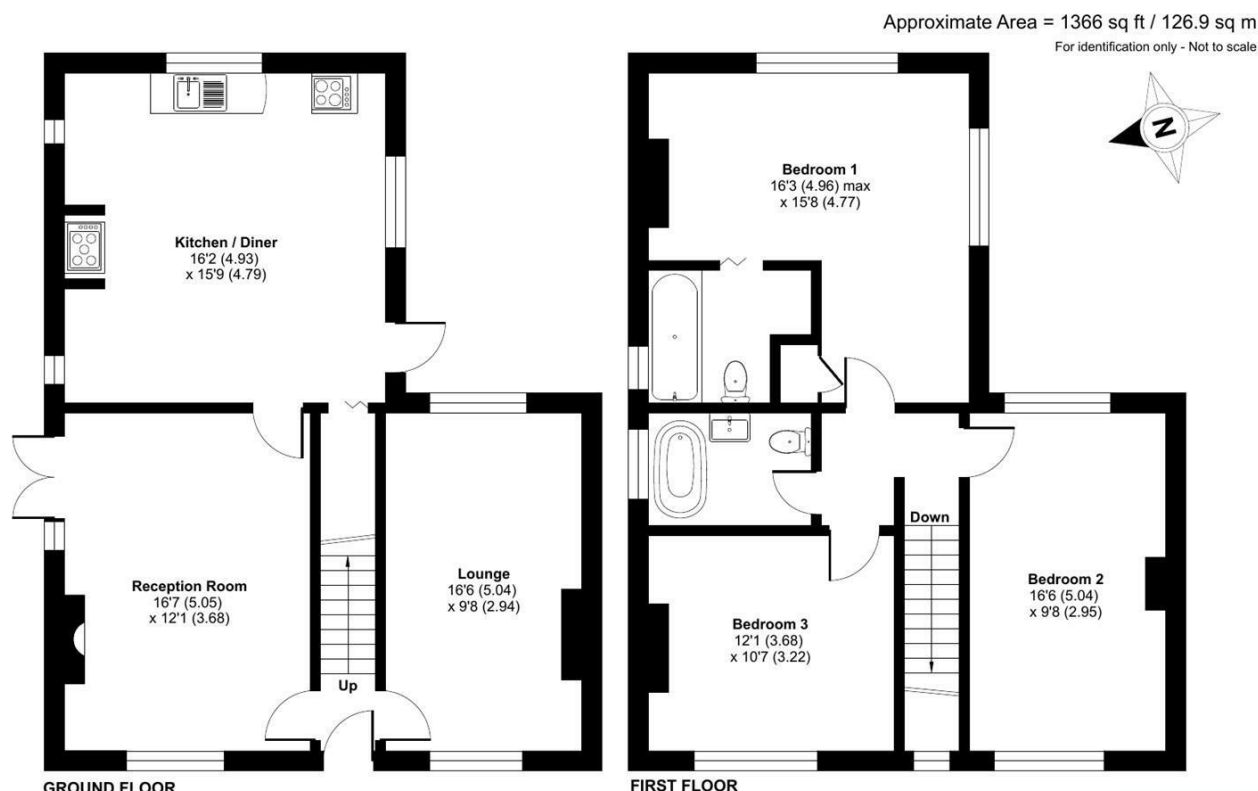
The property is shown as being within council tax band E on the local authority register.

VIEWINGS

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

FOR SALE

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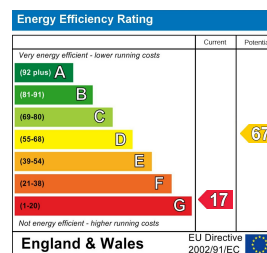
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Energy Performance Ratings



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Ellesmere Sales

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