

BOWEN

PROPERTY SINCE 1862



Asking Price £795,000

🛏 3 Bedrooms

🛁 2 Bathrooms



10.02 acres (4.055 ha)

Hawthorn House, Welshampton,
Ellesmere, Shropshire, SY12 0NP

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General Remarks

Hawthorn House situated on the fringes of Welshampton comprises of a spacious three bedroom property alongside a one bedroom annex, associated range of traditional/equine buildings and 50' x 30' menage set within just over 10 acres of gardens, grounds and land. All parts of the property have been well cared for by the current owner and it is perfect for those with an equine interest. The land and buildings could also be tailored for other uses as required by prospective purchasers. Providing all the benefits of country living alongside easy access to the surrounding centres, Hawthorn House is a most notable addition to the sales market.

Location: Situated on the fringes of the popular 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.



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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 expressly 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

Partially glazed uPVC door into:

Porch: 8' 0" x 5' 7" (2.43m x 1.71m) Tiled floor and door into:

Open plan Kitchen/Living space: 25' 1" x 16' 6" (7.64m x 5.03m) Range of fitted base/eye level wall units with granite worktops over and inset 1.5 bowl stainless steel sink and drainer. Britannia range cooker with gas hob and extractor hood over. Space and plumbing for dishwasher, integrated fridge, tiled floor, two radiators, partially tiled walls, multi fuel burner, tv point and doors off to:

Utility: 8' 0" x 7' 3" (2.44m x 2.20m) Boulter oil fired boiler, fitted base unit with inset wash hand basin, space and plumbing for washing machine, tumble dryer, fridge and freezer.

Dining Room: 23' 2" x 8' 2" (7.07m x 2.49m) Radiator and door to:

Conservatory/Garden Room: 14' 3" x 6' 9" (4.35m x 2.05m) Tiled floor, doors to kitchen/living space, reception hall and glazed uPVC door to gardens.

Reception Hall: 20' 0" x 7' 1" (6.09m x 2.15m) Decorative tiled flooring, stairs to first floor landing, understairs storage cupboard, radiator and doors off to:

Lounge: 26' 9" x 12' 5" (8.15m x 3.78m) Multi-fuel burner, bay window, radiator and tv point.

Cloakroom: 6' 10" x 5' 10" (2.08m x 1.78m) Built in storage cupboard, low level flush W.C., wash hand basin, heated towel rail and tiled flooring.

Stairs to first floor landing: Radiator and doors off to:

Bedroom 1: 18' 5" x 15' 3" (5.62m x 4.66m) (max) includes en-suite Fitted wardrobes and dressing tables. Access to loft space, radiator and door to:

En-suite: 7' 10" x 7' 3" (2.38m x 2.20m) Suite comprising 'P' shaped bath with mixer shower over, pedestal wash hand basin, low level flush w.c, tiled walls and radiator.

Bedroom 2: 12' 10" x 11' 5" (3.90m x 3.49m) Fitted wardrobes, dressing table and bedside tables. Radiator and telephone point.

Bedroom 3: 13' 4" x 12' 10" (4.07m x 3.91m) Radiator.

Box room/Study: 7' 1" x 6' 1" (2.16m x 1.85m)

Family Bathroom: 7' 0" x 5' 11" (2.14m x 1.81m) Suite comprising panel bath with mixer shower over, pedestal wash hand basin and low level flush W.C. Tiled walls and radiator.

Annex: Located on first floor of traditional building adjoining the yard.

Stairs off Laundry room in outbuilding opening into:

Open plan Living space: 16' 10" x 12' 4" (5.12m x 3.76m) (max) Fitted stainless steel sink/drainers with hot water boiler and door off to:

Bedroom: 8' 11" x 7' 9" (2.71m x 2.37m) Access to loft space and door to:

Shower Room: 8' 11" x 4' 4" (2.73m x 1.31m) Shower cubicle with Triton electric shower, pedestal wash hand basin and low level flush W.C. Hot water heater.

Ground Floor Laundry Room: 12' 3" x 9' 0" (3.74m x 2.74m) Fitted Belfast sink, space and plumbing for washing machine and doors opening to either side of outbuilding.

Tack Room: 16' 10" x 12' 3" (5.14m x 3.74m) (max) Split into two rooms with shelving, storage cupboards and tack/saddle storage.









Store: 13' 1" x 8' 7" (4.00m x 2.62m) Oil fired boiler and stairs to:

First Floor Store: 13' 1" x 8' 7" (3.99m x 2.62m)

Brick Built Stables: 30' 8" x 13' 2" (9.34m x 4.01m) Two stables with passage between leading to:

Lean to: 39' 7" x 12' 0" (12.06m x 3.65m) Providing additional two stables with doors opening onto paddocks.

Timber Framed Stable block: 39' 9" x 11' 6" (12.11m x 3.50m) Providing four stables opening onto yard.

Grooming Room: 17' 0" x 16' 10" (5.18m x 5.13m) With stairs to loft room and door to:

Feed Store: 27' 6" x 12' 0" (8.37m x 3.66m)

Adjoining Stable: 16' 8" x 14' 0" (5.07m x 4.27m)

Log Store: 8' 0" x 8' 1" (2.45m x 2.47m)

Log Store 2: 9' 5" x 7' 7" (2.87m x 2.30m)

Machinery Store: 40' 3" x 16' 2" (12.27m x 4.93m)

Steel portal framed building with lights and plumbing laid on.

Menage: 50' 0" x 30' 0" (15.23m x 9.14m) Silica sand and chipped rubber flooring.

Land: The house, buildings and gardens take up circa half an acre. The remainder includes the menage and land which has been divided into a number of enclosures to provide for both grazing and hay making. It is bordered by hedges and fencing, with three field gates providing access to the roadways.

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

Services: We are informed that the property has a private septic tank drainage system, oil fired central heating, mains water and mains electricity.

Local Authority & Council Tax Band: Shropshire Council. Council Tax Band - 'F'.

EPC Rating: EPC Rating - Band 'E' (51).

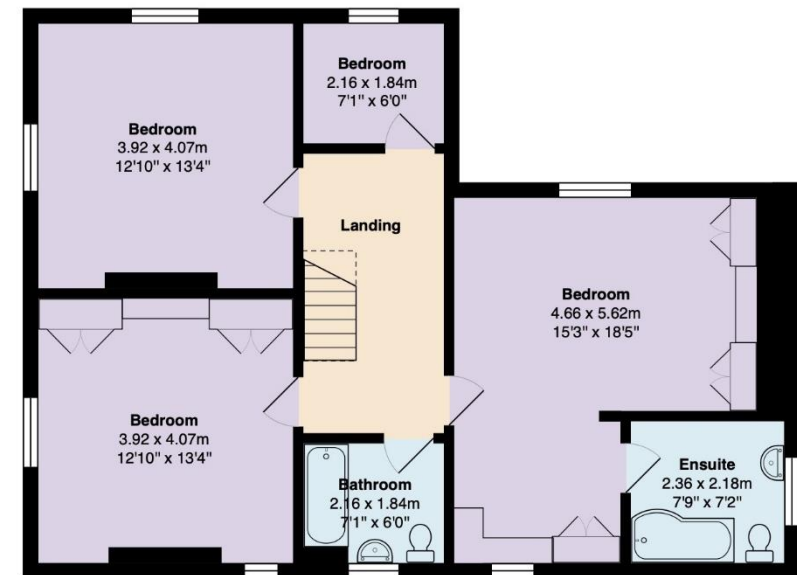
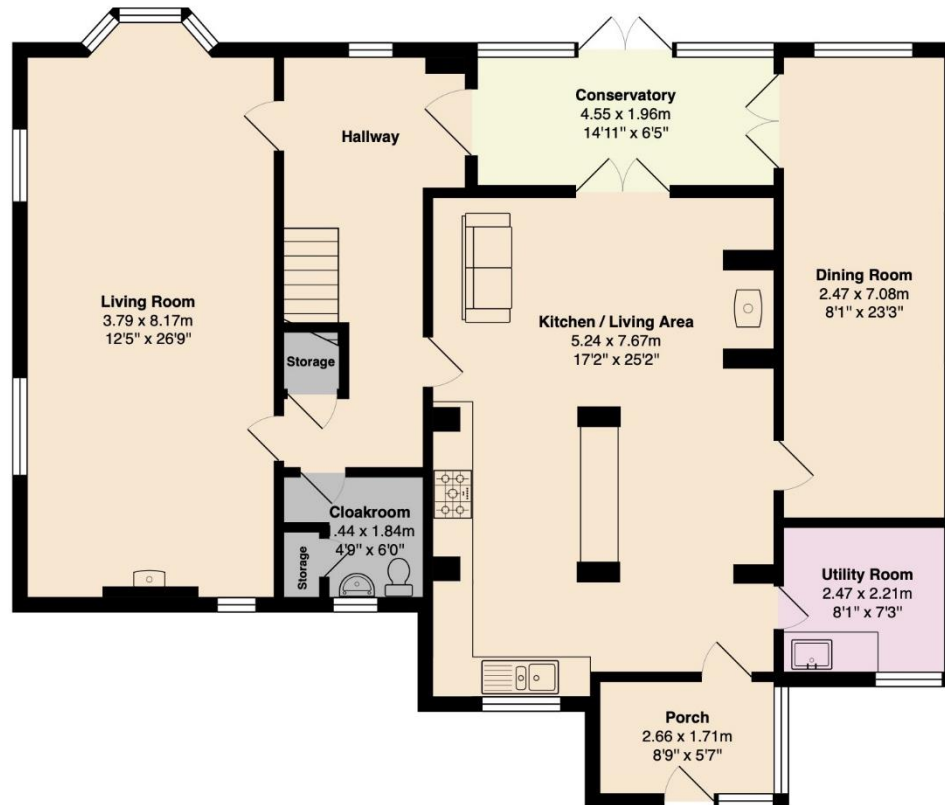
Directions: From Ellesmere head south on the A495 towards Shrewsbury. Proceed past the Mere before bearing left signposted for Whitchurch. Continue for approximately 4 miles. On entering the village of Welshampton, turn left after the school into Stocks Lane, then take the first turning right. Follow the road ahead for just over 1/4 of a mile before turning left as signposted for Hawthorn House. Follow the road ahead, then around to the right and the property will be found on the left hand side.

<https://what3words.com/author.soil.strutted>

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Hawthorne House, Stocks Lane, Welshampton, SY12 0NP



Total Area: 212.7 m² ... 2289 ft²

All measurements are approximate and for display purposes only

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