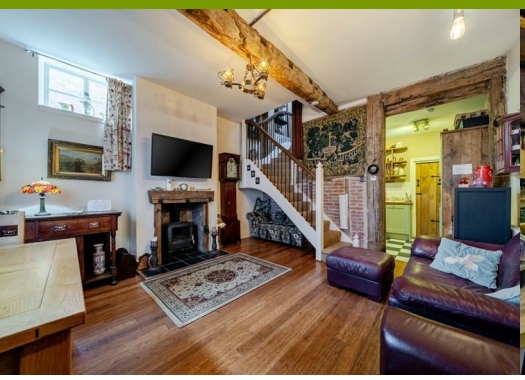


2 MARKET STREET

| ELLESMERE | SHROPSHIRE | SY12 0AN







An immaculately presented and surprisingly spacious two bedroom period town cottage of immense charm and character, boasting a wealth of traditional features, stylish accommodation, and a proven track record as a successful holiday let, situated in an extremely convenient town centre location.

Offers in the region of £195,000





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- **Period Town Cottage**
- **Immense Charm & Character**
- **Impeccably Presented**
- **Surprisingly Spacious**
- **Convenient Location**
- **Currently a Successful Holiday Let**

DESCRIPTION

Halls are delighted with instructions to offer 2 Market Street, Ellesmere, for sale by private treaty and with the benefit of no onward chain.

2 Market Street is a particularly charming period town cottage, offering deceptively spacious and beautifully presented accommodation arranged over two floors. The property displays a wealth of traditional features throughout, with substantial exposed timbers, areas of exposed brickwork and attractive period detailing complemented by a thoughtful range of modern fittings.

Occupying a highly convenient position within the historic centre of Ellesmere, the cottage is ideally placed for access to the town's shops, cafés and everyday amenities. Its distinctive character and manageable accommodation make it equally appealing as a permanent home, town retreat or investment opportunity.

SITUATION

2 Market Street is situated in the centre of the popular North Shropshire Lakeland town of Ellesmere. Ellesmere has an excellent range of local shopping, recreational and educational facilities. The larger centres, also, of Oswestry (8 miles), Shrewsbury (16 miles) and Chester (25 miles) are all within easy motoring distance and all have a more comprehensive range of amenities of all kinds. For those wishing to travel by bus there is bus stop within a short walk of the property with a direct bus service to both Oswestry and Shrewsbury.

SCHOOLING

Within a comfortable proximity are a number of well-regarded state and private schools including Ellesmere Primary School, Ellesmere College, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, and Moreton Hall.

THE PROPERTY

A traditional front entrance door opens directly into the principal reception room, an especially appealing space combining exposed brick and substantial oak timbers with wooden flooring and an attractive fireplace incorporating a multi-fuel stove. There is ample space for both sitting and dining areas, whilst the staircase rises through the room and adds further architectural interest.

The adjoining kitchen has been attractively fitted with Shaker-style cabinetry, timber work surfaces and integrated appliances, complemented by open timber shelving and a distinctive chequerboard tiled floor. Beyond is a useful rear entrance and utility area, together with a ground floor cloakroom.





At first-floor level, the character continues with exposed roof and wall timbers featuring prominently throughout. The principal bedroom is particularly impressive, with a vaulted feel, exposed brickwork and substantial structural timbers creating a wonderfully individual room. The second bedroom is also well proportioned and characterful, again incorporating exposed brick and timbers together with useful storage.

Completing the accommodation is a well-appointed shower room fitted with a contemporary suite and shower enclosure, with a rooflight providing good natural illumination.

N.B.

The property has, for a number of years, been utilised as a successful holiday let, achieving a gross yield of circa 10%; financial records to support this can be produced for interested parties.

DIRECTIONS

Leave our Ellesmere office and turn immediately right onto Market Street where the property is positioned on the right.

W3W

///guard.satellite.producers

TENURE

The property is said to be of freehold tenure.

POSSESSION

Vacant possession will be granted upon completion.

SERVICES

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

LOCAL AUTHORITY

Shropshire Council

COUNCIL TAX

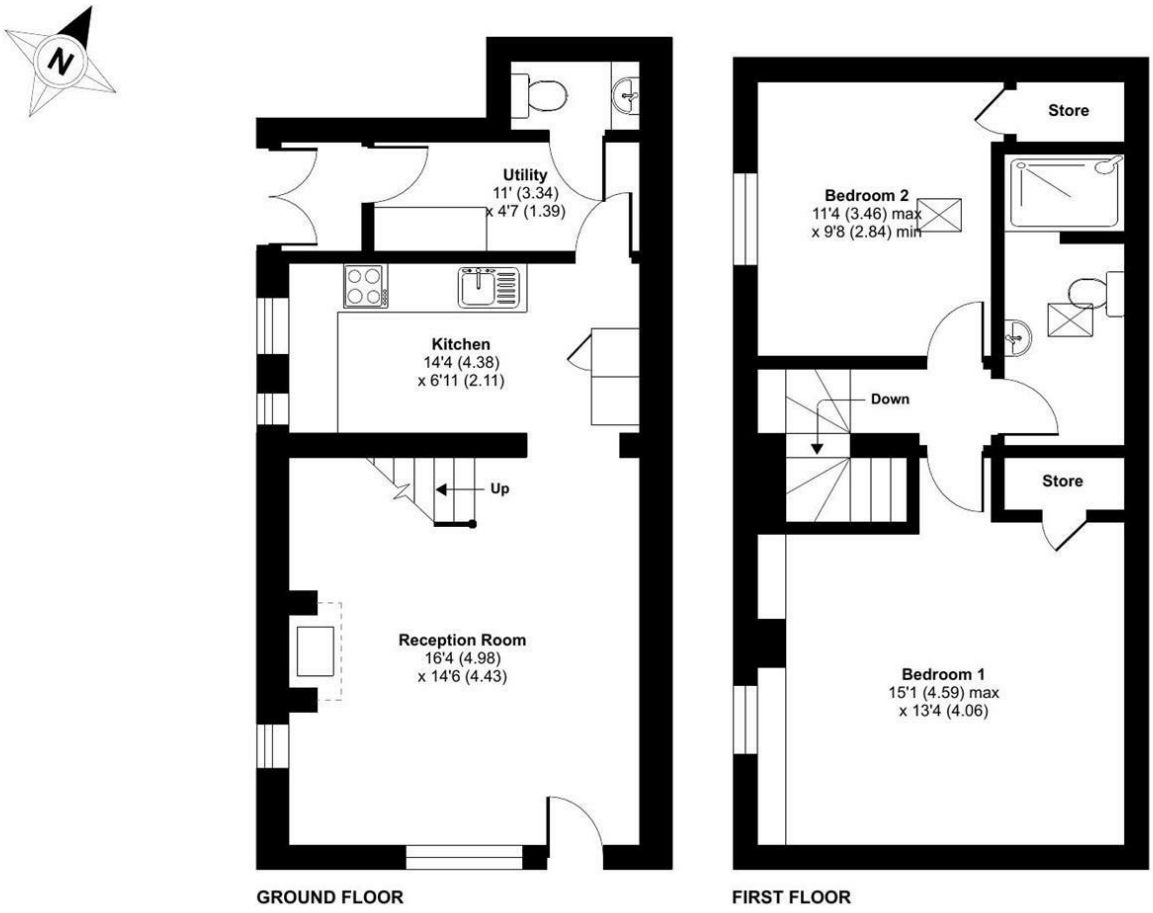
The property is in Band ' B ' on the Shropshire Council Register.

VIEWING

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

Approximate Area = 918 sq ft / 85.3 sq m

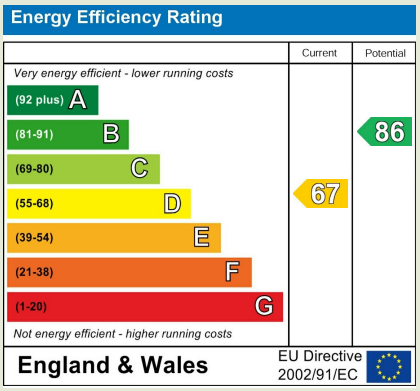
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1540642



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.

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The Property Ombudsman

ELLESMERE SALES

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

01691 622602 ellesmere@hallsgb.com

www.hallsgb.com

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.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** 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. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** 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. For further information, please contact Halls Holdings Ltd on 01743 450700.