



HILLVIEW

SODYLT BANK I ELLESMERE I SY₁₂ 9EJ





HILLVIEW

SODYLT BANK | ELLESMERE | SY12 9EJ

Ellesmere 4 miles | Oswestry 9 miles | Wrexham 11 miles | Shrewsbury 20 miles
(all mileages are approximate)

AN ATTRACTIVELY DESIGNED FOUR-BEDROOM DETACHED DORMER
BUNGALOW WITH ANNEXE & GARAGE, SET WITHIN GENEROUS GARDENS
ENJOYING PANORAMIC VIEWS

Circa 2,000 sq ft of Living Accommodation
Gardens ext to approx. 0.31ac
Panoramic Views to the Rear
Studio Style Annexe and Adjoining Garage
Delightful Rural Location



Ellesmere Office

The Square, Cross Street, Ellesmere,
Shropshire, SY12 0AW

T: 01691 622602

E: ellesmere@hallsgb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Hillview is an individually designed detached residence extending to approximately 1,991 sq ft and offering spacious, versatile accommodation arranged over two floors. A particular feature is the impressive open-plan kitchen/dining room with vaulted ceiling and extensive glazing, whilst four bedrooms, two reception rooms and well-balanced living space combine to create a comfortable and welcoming family home.

The property is approached over a large gravelled driveway providing extensive parking together with access to a detached garage/workshop. The gardens and grounds extend, in all, to approximately 0.31 acres and enjoy an attractive outlook across adjoining farmland and open countryside, creating a delightful setting from which to enjoy the surrounding landscape.

SITUATION

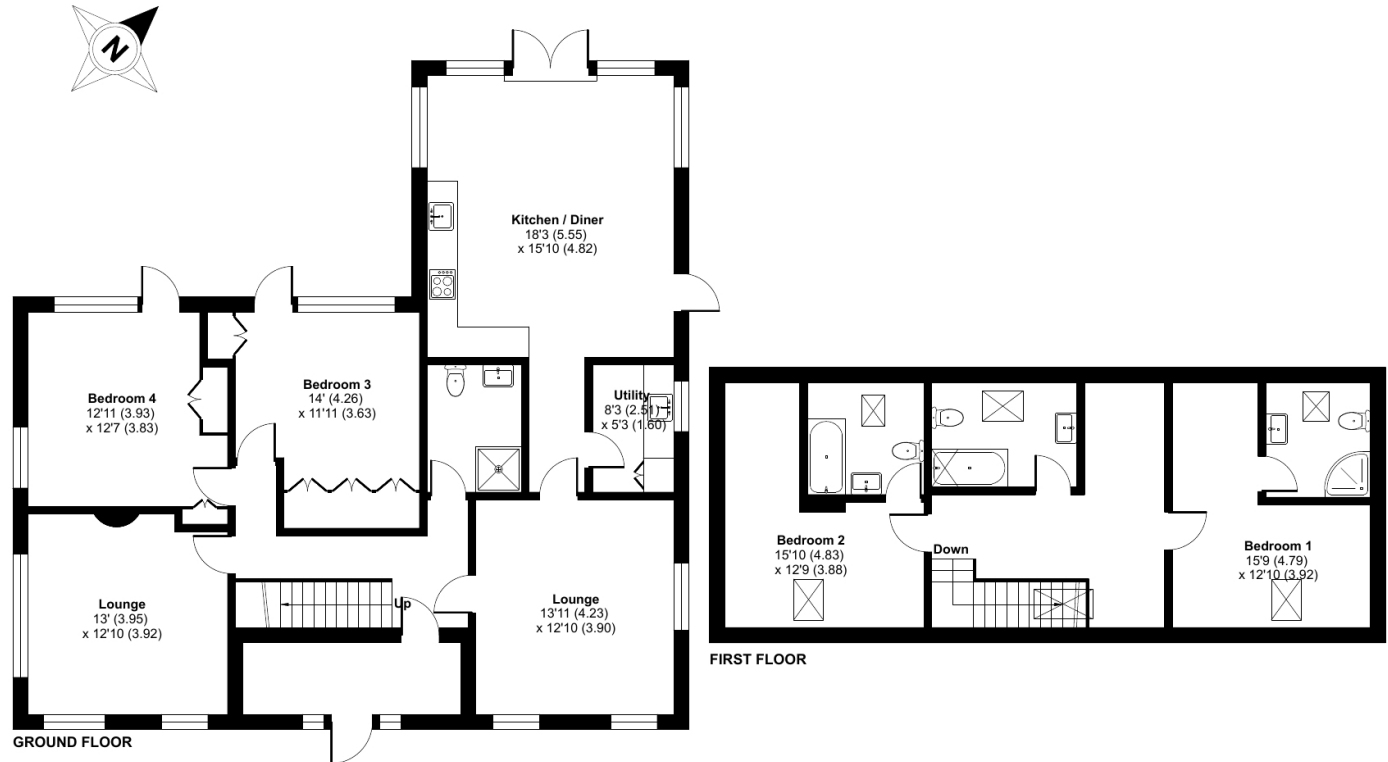
Hillview occupies an attractive position on the edge of the sought-after village of Dudleston, enjoying uninterrupted views across open countryside towards the Shropshire and Welsh hills beyond.

The nearby market town of Ellesmere provides an excellent range of daily amenities including supermarkets, independent shops, schools and recreational facilities, whilst the wider centres of Oswestry, Wrexham and Shrewsbury are all within comfortable travelling distance.

The area is particularly well known for its attractive rural surroundings, extensive network of country walks and proximity to the renowned Shropshire meres.

PROPERTY

Hillview is an individually designed detached residence offering spacious and highly versatile accommodation extending to approximately 1,991 sq ft. The property has been thoughtfully arranged to provide an excellent balance of family living and ground floor convenience, whilst making the most of its outstanding rural outlook.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1463914



The accommodation is further enhanced by two reception rooms, both enjoying pleasant outlooks and offering flexibility as formal sitting rooms, family rooms or home-working space. Two double bedrooms are located on the ground floor, served by a modern shower room, making the property particularly well suited to multi-generational living or those seeking predominantly single-storey accommodation. A utility room provides additional practicality.

To the first floor are two further generous double bedrooms, each benefitting from en-suite facilities. A useful landing area offers space for a study, reading corner or additional seating area.

Throughout, the property offers well-proportioned accommodation with a light and airy feel, complemented by attractive countryside views from many of the principal rooms.



GARDENS

The property is approached over a gravelled driveway providing extensive parking and turning space.

The Gardens extend, in all, to around 0.31ac and enjoy elevated panoramic views across open countryside.

At present, the gardens are predominately laid to lawn and accompanied by an attractive paved patio area positioned immediately to the rear of the property.

ANNEXE/GARAGE

Positioned to the side of the property is a studio-style annexe, this having been modernised in recent years and allowing the property to serve those with multi-generational needs, with further scope for short term rental income for those seeking a passive income.

Adjoining the annexe is a single garage (approx. 4.2m x 2.9m) with metal up and over front and access door.

SCHOOLING

A range of schooling facilities are available locally in both the state and independent sectors, including Criftins CofE Primary School, Lakelands Academy, Ellesmere College, Moreton Hall School and Packwood Haugh School, together with a number of other well-regarded schools serving the surrounding area.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is provided to a private system

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

Council Tax Band - E

EPC RATING

Current EPC Rating - E (51)

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DIRECTIONS

Leave Ellesmere via the A528 towards Overton. Continue for approximately 4 miles before turning left signposted for Dudleston Heath and St Martin's. Follow this road for around 1.8 miles and the property will be positioned on the right, identified by a Halls For Sale board.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

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 fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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 checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



