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BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £600,000

 4 Bedrooms  2 Bathrooms  4.33 Acres (1.75 ha)

Wood Lane Farmhouse, Whitemere,
Ellesmere, SY12 0HX

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General Remarks

A unique opportunity to purchase a detached country property with a range of useful outbuildings with development potential subject to necessary planning consents. Standing in gardens and grounds extending to 4.33 acres (1.75 ha) or thereabouts. Situated on the outskirts of the popular lakeside market town of Ellesmere. Close proximity and views over Whitemere one of nine Meres in the area which also has a sailing club. The property is in need of a full scheme of modernisation but has the potential to create an excellent country home.

Location: 'Wood Lane Farmhouse' is situated in the area of Whitemere approximately 2 miles south of the popular market town of Ellesmere in the heart of what is known as the 'Shropshire Lakelands' due to its Meres. The property is within walking distance of Whitemere and the sailing club and also benefits from lovely waterside frontage of Whitemere. Ellesmere provides a comprehensive range of amenities, recreational facilities, larger stores and supermarkets. There are excellent primary and secondary schools in the town as well as the renowned Ellesmere College. The larger towns of Whitchurch, Oswestry, Shrewsbury as well as the city of Chester are all within easy commuting distance. There are easy road links to the motorway networks while the nearby market towns of Wem & Whitchurch provide train stations.



Partly Glazed Entrance Door:

Entrance Hall: 6' 0" x 5' 11" (1.82m x 1.81m) Quarry tile floor. Radiator, 'Satchwell' thermostat control switch.

Sitting/Dining Room: 14' 11" x 13' 0" (4.55m x 3.96m) Open fireplace set on a tile hearth with tile surround and timber mantel. Picture rail and radiator.

Lounge: 16' 0" x 14' 11" (4.87m x 4.55m) Dual aspect windows. Exposed ceiling beams & picture rail. Open fireplace set in brick type surround and mantle with raised hearth.

Main Hallway: 21' 4" x 8' 2" (6.50m x 2.48m) Quarry tile floor, exposed timber ceiling beams, understairs store cupboard and radiator.

Breakfast Kitchen: 18' 8" x 11' 6" (5.70m x 3.51m) Tiled floor, exposed timber ceiling beams, radiator. Range of matching wall and base units with worktop surface, stainless steel sink unit and drainer. Built-in electric double oven, four-ring electric hob.

Lean-To Conservatory: 21' 4" x 7' 5" (6.50m x 2.26m) Tile floor, wall lights, half glazed door and additional side door to outside.

Utility Area: 10' 0" x 9' 3" (3.06m x 2.83m) Quarry tile floor. Belfast sink with tile splash back, radiator.

Shower Room: 5' 7" x 5' 5" (1.70m x 1.65m) Quarry tile floor. Fully tiled shower cubicle with electric shower, low level flush wc, pedestal wash hand basin with tile splashback. Radiator.

Boiler Room: 11' 6" x 6' 11" (3.51m x 2.10m)

Spindle Staircase to First Floor Landing: Radiator.

Bedroom One: 21' 4" x 10' 0" (6.50m x 3.06m) Dual aspect windows. Two radiators.

Bedroom Two: 15' 11" x 15' 5" (4.85m x 4.70m) Dual aspect windows, built-in walk-in wardrobes with hanging rail and shelf, radiator.

Bedroom Three: 15' 5" x 13' 0" (4.70m x 3.96m) Radiator.

Bedroom Four: 9' 8" x 7' 8" (2.94m x 2.33m) Radiator.

Bathroom: 11' 6" x 7' 8" (3.51m x 2.33m) Tile effect vinyl flooring. Matching suite comprising panel bath with shower attachment, low level flush wc, bidet, pedestal wash hand basin with tile splashback. Airing cupboard with lagged cylinder and slatted shelves.

Outside: The gardens to the property lie predominately to the rear and are mainly down to grass with numerous mature trees and shrubs in places further pastureland beyond with views over Whitemere.

Outbuildings: Useful range of outbuildings with potential for a variety of other usages (ie) granny annexe, holiday lets, offices. Subject to the necessary planning consents.

Workshop stairs to first floor: 16' 7" x 10' 8" (5.06m x 3.24m)

Stable: 16' 7" x 14' 0" (5.06m x 4.27m)

Stable: 18' 1" x 16' 7" (5.51m x 5.06m)

Tack Room/Former Garage: 16' 7" x 7' 1" (5.06m x 2.17m)

Rear Storage Building: 19' 0" x 18' 1" (5.80m x 5.52m)

Plan: For Identification Purposes Only.

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

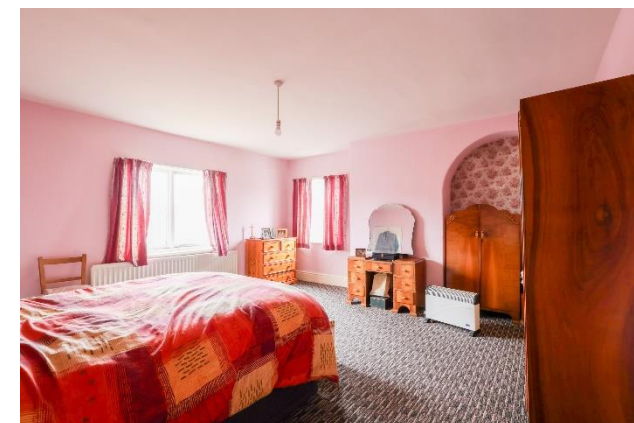
Services: We are informed that mains water and electricity are connected. A private septic tank drainage system is provided, and the property is warmed via oil central heating.

Local Authority: Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ Tel: 0345 678 9000

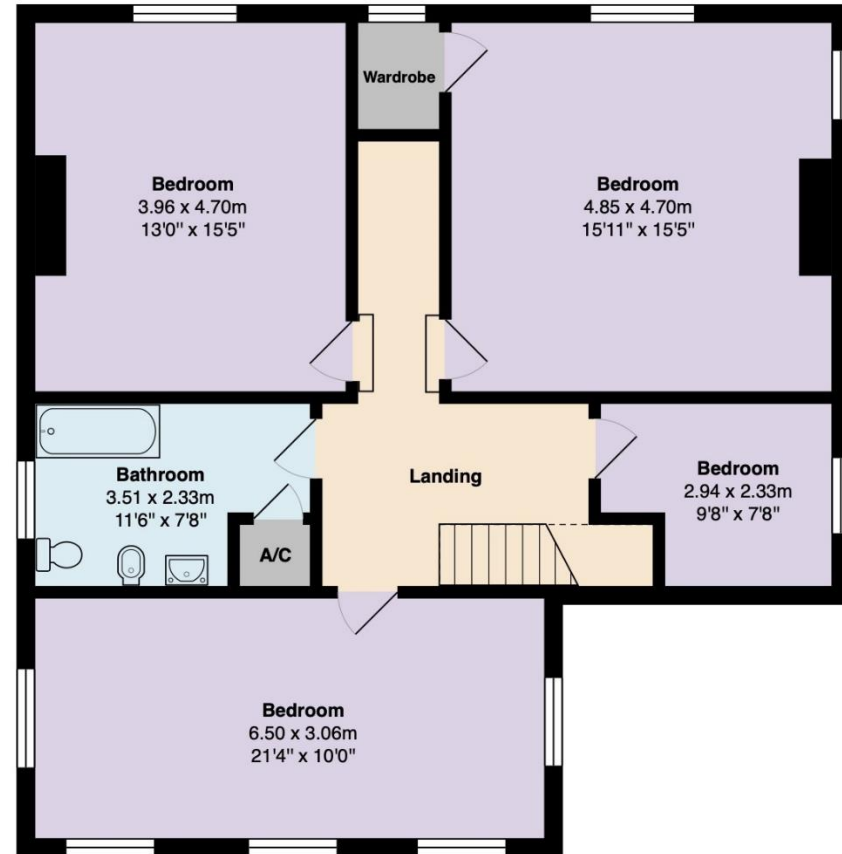
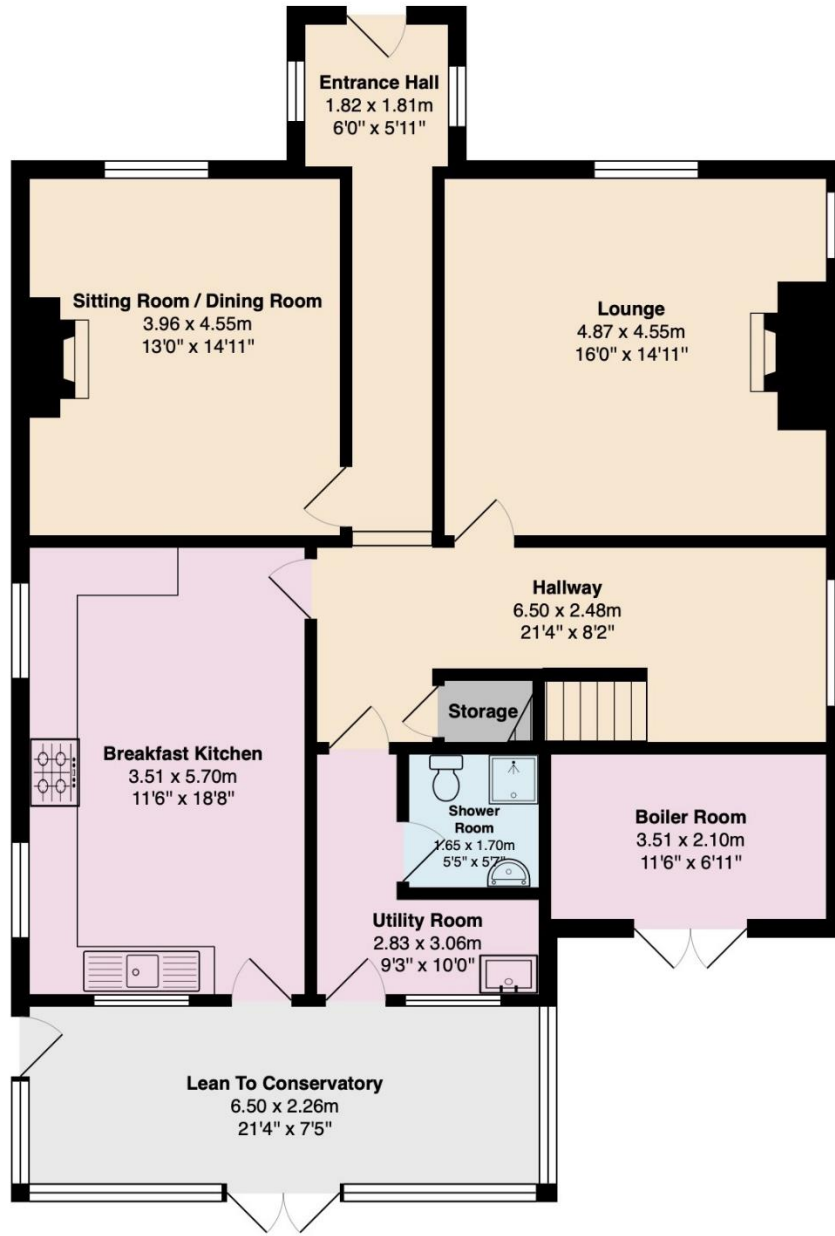
Council Tax Band 'F' EPC Rating 25|F

Directions: From Ellesmere proceed out of the town along the A528 in the direction of Shrewsbury. After approximately 2 miles Wood Lane Farm will be identified on the right-hand side by the agents for sale board.

What3words//could.action.quilt:



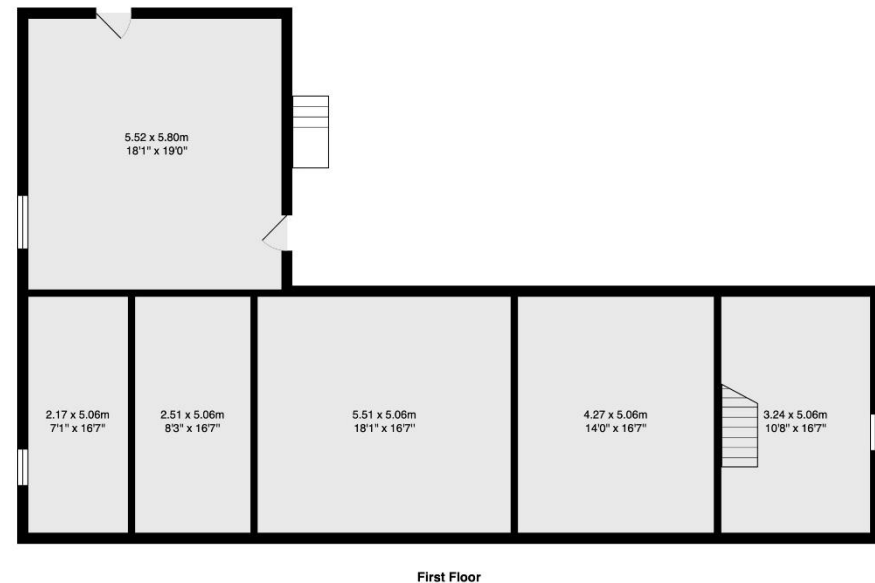
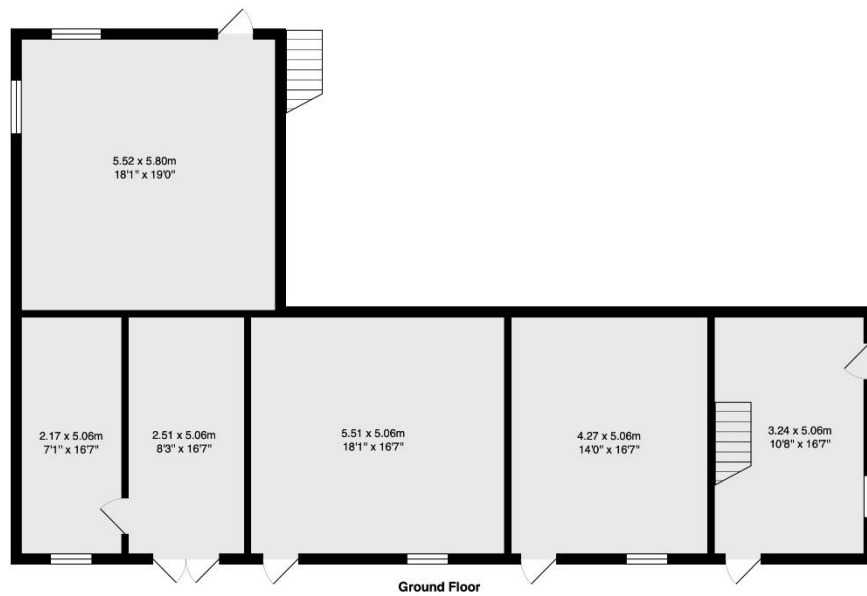




Total Area: 215.7 m² ... 2322 ft²

All measurements are approximate and for display purposes only

Woodlane Farm, Outbuildings



Total Area: 251.4 m² ... 2706 ft²
All measurements are approximate and for display purposes only

