



# THE ANVIL

LYNEAL I ELLESMERE I SY12 OLF





# THE ANVIL

LYNEAL | ELLESMERE | SY12 0LF

Ellesmere 4 miles | Wem 6 miles | Shrewsbury 16 miles | Telford 28 miles | Chester 29 miles  
(all mileages are approximate)

A THOUGHTFULLY CONVERTED AND MUCH IMPROVED FORMER  
SMITHY  
NOW STANDING AS A STYLISH COUNTRY HOME

Circa 1,150 sq ft of Stylish Living Accommodation  
Gardens Ext to approx. 0.11ac  
Characterful Period Home  
Contemporary Finish  
Rural Village Setting



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Viewing is strictly by appointment with the selling agents

Approximate Area = 1153 sq ft / 107.1 sq m

For identification only - Not to scale

## GENERAL REMARKS

The Anvil is an exceptional former village smithy, sympathetically renovated to create a beautifully presented three-bedroom home that seamlessly blends original character with contemporary design. Finished to an outstanding standard throughout, the accommodation combines vaulted ceilings, exposed timbers and elegant reception spaces with a superb modern kitchen, luxurious bathrooms and versatile living accommodation.

Outside, the property enjoys attractively landscaped gardens designed for ease of maintenance and outdoor entertaining. A generous gravelled driveway provides ample parking, whilst paved terraces, shaped lawns and established planting create a private and inviting setting with attractive views across the surrounding countryside.

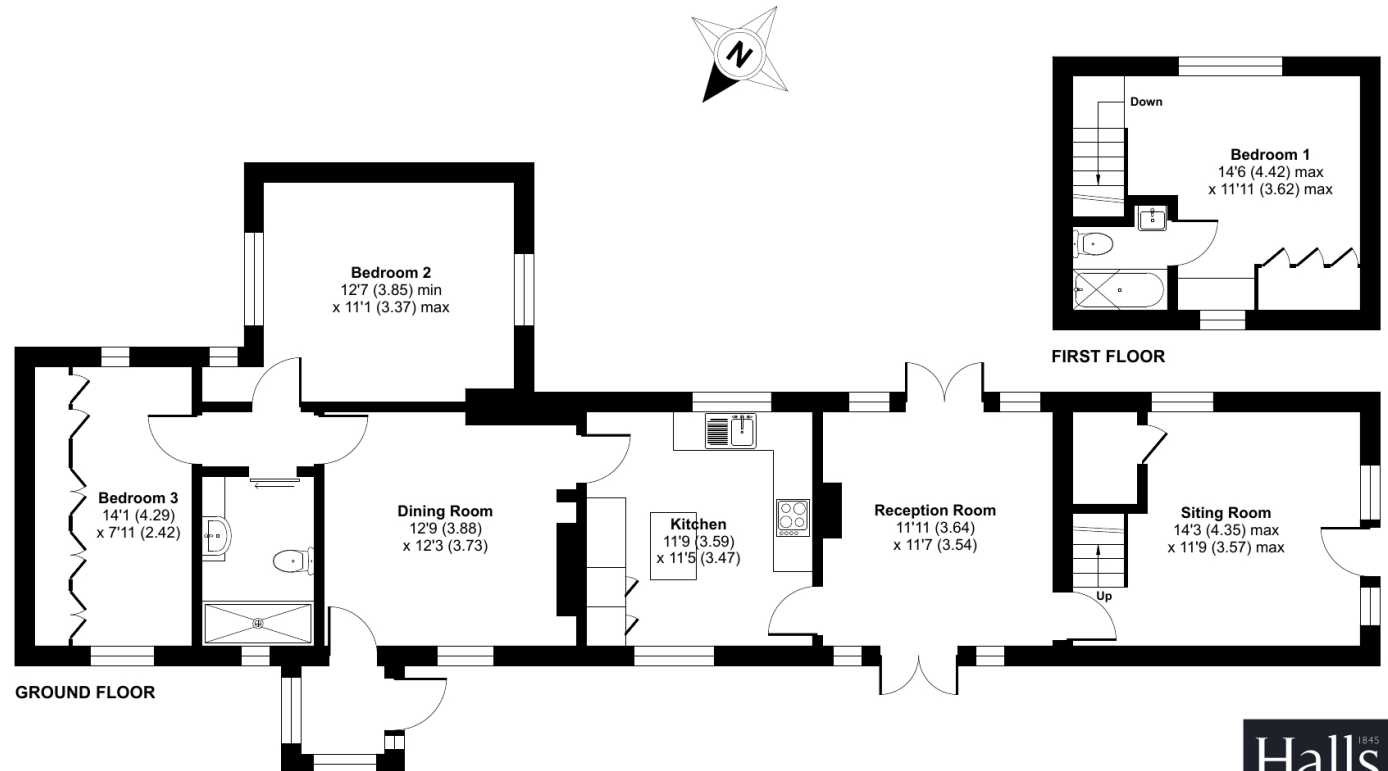
## SITUATION

The Anvil occupies an attractive position within the desirable rural village of Lyneal, surrounded by the picturesque North Shropshire countryside. Renowned for its peaceful setting, the area offers an abundance of country walks together with nearby Colemere, the Llangollen Canal and the Shropshire Union Canal network.

The nearby lakeland town of Ellesmere provides an excellent range of day-to-day amenities including supermarkets, independent shops, cafés, restaurants, healthcare facilities and well-regarded schools, whilst the larger centres of Oswestry, Whitchurch and the county town of Shrewsbury are all within comfortable travelling distance, making the property ideally suited for both commuting and country living.

## PROPERTY

The Anvil has been thoughtfully renovated to create a stylish home that successfully blends period character with contemporary living.



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: 1481599



The well-balanced accommodation centres around a welcoming reception hall and includes three versatile reception rooms, ideal for both everyday family life and entertaining. A beautifully appointed kitchen forms the heart of the home, featuring quality shaker-style cabinetry, integrated appliances and vaulted ceilings that enhance the sense of space and light.

The bedroom accommodation is equally impressive, comprising a first-floor principal bedroom with en suite shower room and two further ground-floor double bedrooms served by a luxurious family shower room. Throughout, exposed timbers, vaulted ceilings and high-quality finishes combine to create a home of considerable charm and exceptional presentation.



## GARDENS

The property is approached over a generous gravelled driveway providing ample parking and turning space for a number of vehicles.

The gardens have been thoughtfully landscaped to create an attractive and easily maintained outdoor environment. Immediately adjoining the house is a substantial paved terrace, providing an excellent space for outdoor dining and entertaining, whilst shaped lawns, decorative gravelled areas and well-stocked borders combine to provide colour and interest throughout the seasons.

Established hedging and mature planting create a good degree of privacy, with the gardens enjoying an attractive outlook across the surrounding countryside. A substantial timber garden store provides useful external storage, completing what is a particularly appealing outside space that complements the character and quality of the property.

## SCHOOLING

The area is particularly well served by an excellent selection of both state and independent schools including Welshampton CE Primary School, Ellesmere Primary School, Lakelands Academy, Ellesmere College, Moreton Hall, Packwood Haugh, Adcote School for Girls and Shrewsbury School.

## 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 and heating is provided by an oil-fired boiler.

## LOCAL AUTHORITY

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

## COUNCIL TAX

Council Tax Band - C

## EPC RATING

Current EPC Rating - D (61)

## W<sub>3</sub>W

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## DIRECTIONS

From Ellesmere proceed south on the B5068 towards Welshampton. After approximately 2.5 miles turn right, signposted Lyneal. Continue into the village, following the road through the centre. The Anvil will be found on the left-hand side and will be 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.



