



EBENEZER CHAPEL

CRIFTINS I ELLESMERE I SY12 9LN





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Ellesmere 2.5 miles | Oswestry 8 miles | Shrewsbury 19 miles | Chester 24 miles
(all mileages are approximate)

A PARTICULARLY ATTRACTIVE CONVERTED CHAPEL
SET WITHIN CIRCA 2 ACRES.

Stylishly and Sympathetically Presented
Extended to boast approx. 1,250 sq ft of Living Accommodation
Land & Gardens ext to circa 2ac
Substantial Carport/Garage
Delightful Rural Setting



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Ebenezer Chapel is a highly attractive converted and extended former chapel, offering characterful three-bedroom accommodation in a particularly appealing rural setting. The property has retained much of its original charm, with Gothic-style arched windows, exposed timbers, high ceilings and warm brick elevations, now combined with comfortable modern living space.

Set within grounds extending in all to circa 2 acres, the property enjoys a wonderful sense of space, privacy and outlook. Attractively maintained gardens lie beside the property, with almost adjoining paddock land, generous gravelled parking, a detached garage/carport building positioned to the east, of which enjoy bucolic views across the hamlet and the scenery beyond.

SITUATION

Ebenezer Chapel occupies a pleasant position in Crifftins, a small rural settlement surrounded by open countryside and farmland. The area is well placed for access to Ellesmere and the wider North Shropshire area, with day-to-day amenities, schooling, shops and leisure facilities available in the nearby market towns and villages.

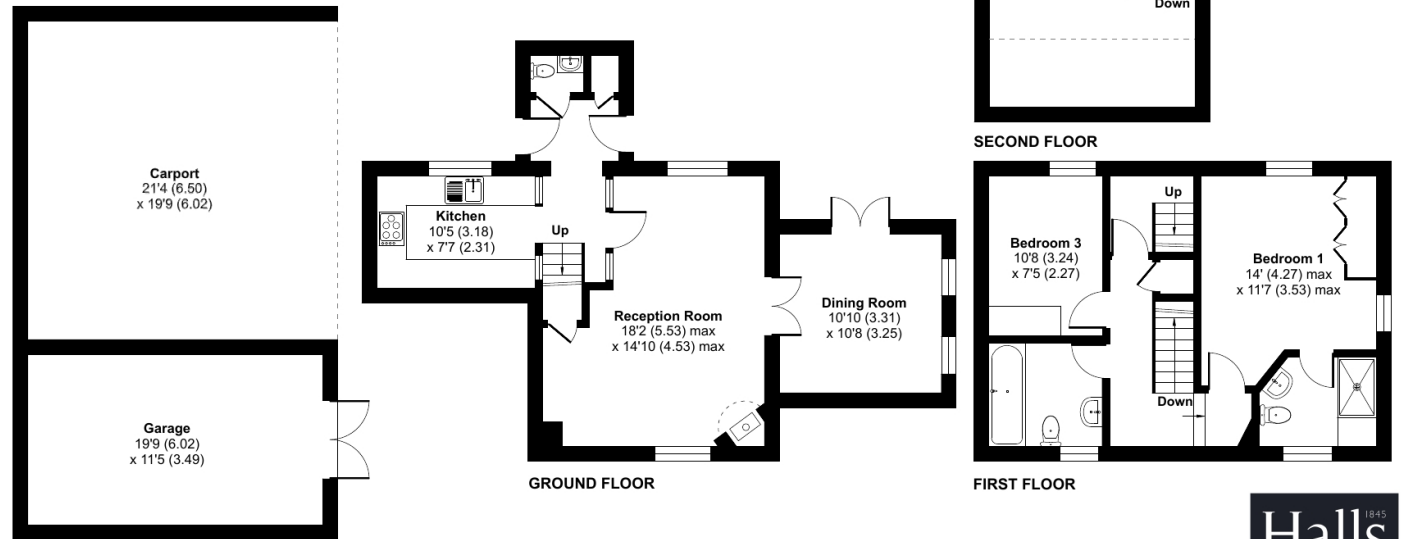
The surrounding countryside provides excellent opportunities for walking, riding and outdoor pursuits, with the nearby Shropshire meres and canal network adding to the appeal of the location.

PROPERTY

The property is a distinctive former chapel which has been thoughtfully converted and extended to create an individual country home with considerable character. The red brick elevations, arched windows and chapel detailing give the house an immediate sense of identity, while the accommodation is arranged over three floors and extends to approximately 1,132 sq ft, excluding the garage and carport.



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1484067

Approximate Area = 1132 sq ft / 105.2 sq m (excludes carport)
Limited Use Area(s) = 118 sq ft / 10.9 sq m
Garage = 226 sq ft / 21 sq m
Total = 1476 sq ft / 137.1 sq m
For identification only - Not to scale

On the ground floor, the main reception room forms the heart of the house, with timber flooring, exposed joinery and a brick fireplace with wood-burning stove. The room has a welcoming yet traditional feel and links naturally through to the dining room, which enjoys vaulted ceiling detail and French doors opening out towards the gardens. The kitchen is fitted with a range of timber-fronted units and incorporates a large arched window, giving the room excellent natural light and a strong sense of character.

The first floor provides two bedrooms, including the principal bedroom with en suite shower room, together with a further bedroom and family bathroom.

The second floor offers an additional bedroom set within the roof space, with a continuation of the exposed timbers and rooflights which enjoy elevated views across the surrounding countryside.



GARDENS, GROUNDS & OUTBUILDING

The grounds are a particularly important feature of Ebenezer Chapel, extending in all to circa 2 acres. Immediately surrounding the house are attractive, established gardens with seating areas, gravel paths, lawns, stocked borders and mature planting; providing colour, privacy and a sheltered setting.

Beyond the formal garden areas is useful grazing land, enclosed by hedging and fencing, giving the property a strong lifestyle appeal and ideally suited to the keeping of a variety of livestock but in particular horses and ponies. The land is well suited to amenity, smallholding or equestrian use and may offer potential for further development into these disciplines (STPP).

A generous gravelled parking and turning area lies to the side of the property, leading to a detached timber garage and carport building which, again, offers potential for a variety of onward usages whilst presently serving as covered parking, storage and workshop potential, complementing the grounds and adding practical value to the property.

The southernmost element of the garden plays host to a maturing orchard, which boasts a range of soft fruit trees including apple, cherry, and plum; perfect for those seeking a more sustainable way of life.

SCHOOLING

The property is conveniently positioned for access to a number of well regarded state and private schools, including Criftins C of E Primary (rated outstanding), Ellesmere Primary School, Lakelands Academy, St.Martins School, Ellesmere College, Moreton Hall School,, Oswestry School, Packwood Haugh, and Adcote School for Girls.

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,

COUNCIL TAX

Council tax band - C

EPC RATING

Current EPC Rating - C (71)

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DIRECTIONS

Leave Ellesmere via the B5068 in the direction of St.Martins, continuing for around 2.7 miles until, shortly after leaving Dudleston Heath, a left hand turn leads onto Church Lane. Proceed on Church Lane and merge onto School Lane, turning right after circa 0.2 miles onto a country lane. Follow the lane for 0.1 miles and the parking will be situated on the left, 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 outgoings 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.

