



# DICK WHITTINGTON'S COTTAGE

NEWNES | ELLESMERE | SY12 9HQ





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Ellesmere (1 mile), Oswestry (7 miles), Shrewsbury (18 miles), Chester (28 miles)

- All distances approximate -

A DETACHED 16th CENTURY THATCHED COTTAGE  
SITUATED WITHIN GENEROUS GARDENS

Historically Significant  
Charming and Characterful  
Around 1,700 sq ft & circa 0.46ac of Gardens  
Idyllic Rural Location Close to Ellesmere  
Requiring Modernisation



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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

Dick Whittington's Cottage is an utterly charming traditional thatched country cottage believed to date back to the 16th Century and understood to have been occupied by its namesake. The property has, over the succeeding centuries, been extended and modernised and now provides almost 1700 sq ft of characterful living accommodation arranged across two generous floors, all of which offers excellent scope for modernisation.

The cottage rests within generous gardens which extend to around 0.46ac and enjoy bucolic views across the unspoilt countryside which unfolds to the west, whilst comprising ample driveway parking for a number of vehicles, a detached double garage, and expanses of lawn complemented by an array of established trees, floral beds, and seating areas.

## SITUATION

The property occupies a particularly delightful rural location on the fringes of the rural hamlet of Newnes, which nestles amongst the undulating farmland and open fields of the renowned north Shropshire countryside, making it a haven for those with rambling, cycling, and equestrian interests, whilst retaining a convenient proximity to the nearby lakeland town of Ellesmere, which, alongside the picturesque Mere, provides a range of day to day amenities. The county centres of Wrexham, Chester, and Shrewsbury lie to the north and south respectively and offer a wider range of facilities, including cultural and artistic attractions.

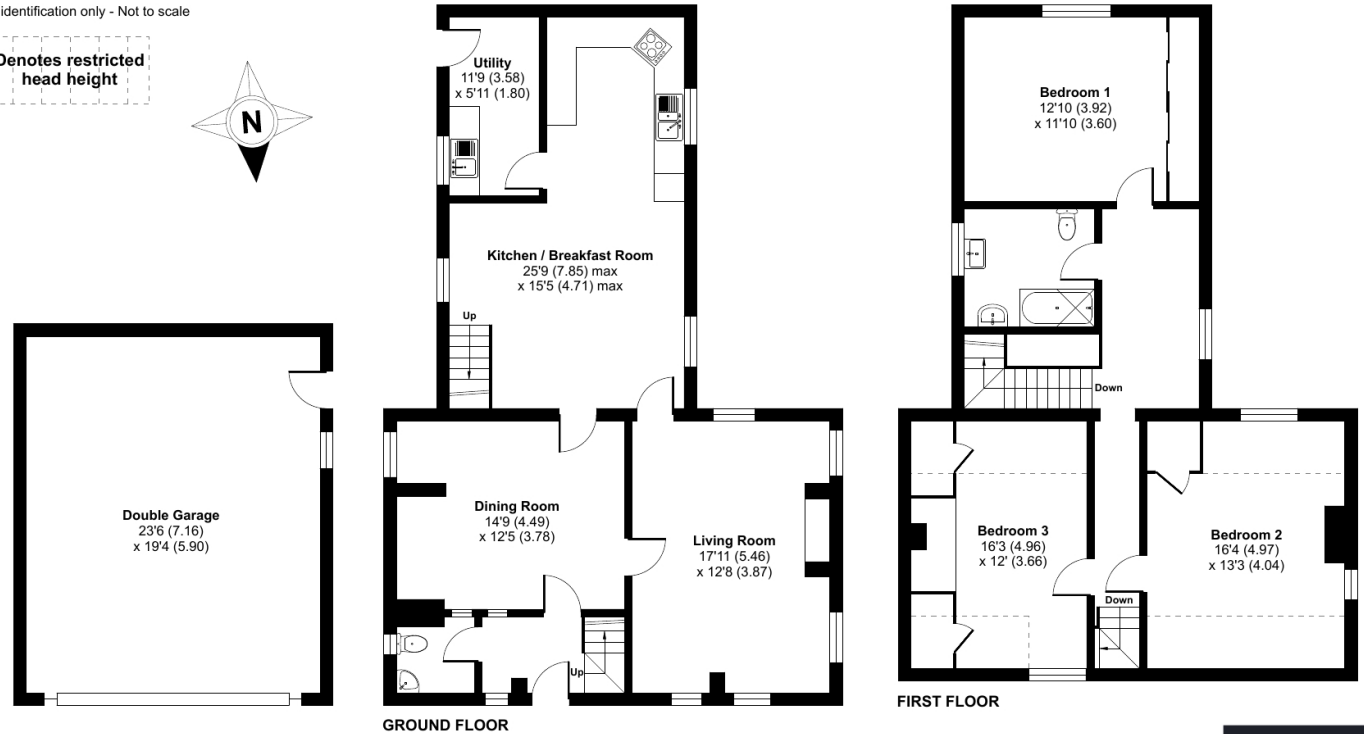
## PROPERTY

The property is principally accessed from the west into a useful Utility/Boot Room, ideal for storing muddy boots and coats after walks in the surrounding countryside, this leading in to spacious Kitchen/Breakfast Room which spans almost 8m in length and serves as the heart of this historic home, with a range of fitted units complemented by open space for seating or dining positioned between dual aspect windows which offer views across the gardens and scenery beyond.

Approximate Area = 1680 sq ft / 156 sq m  
Limited Use Area(s) = 118 sq ft / 10.9 sq m  
Garage = 455 sq ft / 42.2 sq m  
Total = 2253 sq ft / 209.1 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1348834



From the Kitchen, doors lead into two versatile Reception Rooms, both retained within walls which boast an array of exposed timbers which exemplify the period charm of the home, with the Living Room lit by triple-aspect windows and arranged around a central inglenook, and with a Dining Room leading through to a rear Hallway offering secondary access from the north, alongside access to a Cloakroom and a staircase to the first floor.

The first floor is principally accessed via a staircase which rises from the Kitchen/Breakfast Room to a first floor landing, where doors provide access into three well proportioned Bedrooms, each able to accommodate double beds and enjoying elevated views across the unspoilt setting within which the cottage is encompassed. The Bedrooms are served by a family Bathroom comprising a suite which features a bath, hand basin, bidet, and low flush WC.



## GARDENS

The property is positioned within generous gardens which extend, in all, to around 0.46ac. Accessed off a quiet country lane onto ample driveway parking for a number of vehicles, this leading on to a detached double Garage (approx. 7.16m x 5.90m).

The gardens envelope the cottage and provide a wonderful accompaniment to the home, with expanses of lawn interspersed with mature trees, well-stocked floral beds, and a number of seating areas, all designed to capitalise on the far-reaching views which unfold to the west across open farmland.

## SCHOOLING

The property is comfortably situated for access to a number of well regarded state and private schools, including Ellesmere Primary School, Lakelands Academy, Criffins C of E Primary (rated outstanding), Welshampton C of E Primary, The Maelor 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, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

## COUNCIL TAX

Council Tax Band – F

## LISTING

Grade II Listed.

Listing Entry Number - 1307817

## DIRECTIONS

Leave Ellesmere to the south via Scotland Street and, when reaching a roundabout, take the first exit to continue onto the A495; proceed for a further 0.2 miles when a right hand turn leads onto a country lane. Follow the lane and turn right at the T junction, where, shortly after, the property will be positioned on the right and identified by a Halls "For Sale" board.

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## CONDITION

Viewers are advised that the cottage does now require a scheme of modernisation works in order to become a wonderful country home.



## 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 these sale particulars or these

## 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

## 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.



