



FOR SALE

Price Guide £650,000

Pentre Madoc Farmhouse, Dudleston, Ellesmere, SY12 9JF

A substantial six-bedroom Grade II listed period farmhouse offering excellent scope for modernisation and providing approx 4,000 sq ft of internal accommodation alongside generous gardens which contain a range of versatile outbuildings and a separate paddock, peacefully yet conveniently located in an elevated position close to the lakeland town of Ellesmere.



FOR SALE

St.Martins (2 miles), Ellesmere (4 miles), Oswestry (7 miles), Wrexham (12 miles), Shrewsbury (20 miles)

All distances approximate.



- **Substantial Period Farmhouse**
- **Six Bedrooms / Four Reception Rooms**
- **Scope for Modernisation**
- **Generous Gardens with various Outbuildings**
- **Paddock ext to approx 0.6 ac**
- **Rural yet Convenient Location**

GENERAL REMARKS

Pentre Madoc Farmhouse is believed to date back to the latter half of the 17th Century, with significant improvements and extensions having been added in the succeeding years to now provide around 4,000 sq ft of internal space. The farmhouse retains a wealth of traditional features throughout its many well-proportioned rooms and now offers an exciting opportunity for modernisation to become a superb family home.

The property sits within generous grounds which extend, in all, to around 1.2 acres, or thereabouts, and comprise private gardens with a south-easterly aspect over open countryside, alongside a separate paddock situated to the north, and a range of versatile outbuildings.

SCHOOLING

Within a short drive are a number of well-regarded state and private schools, including Ellesmere College, Lakelands Academy, Moreton Hall, Oswestry School, and Shrewsbury School, as well as the Kings and Queens and Abbeygate College in Chester.

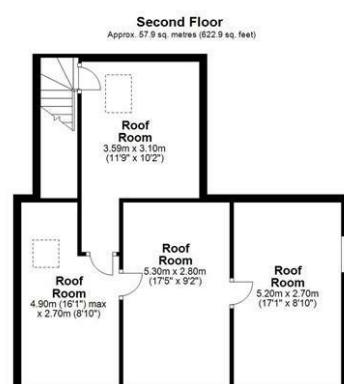
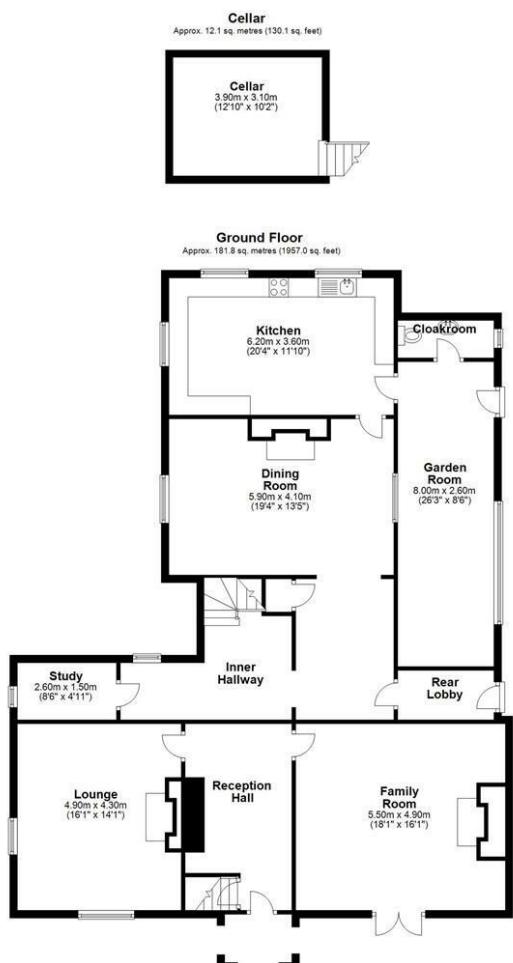
SITUATION

Pentre Madoc Farmhouse is situated in a pleasant rural position between the popular village of St.Martins and the lakeland town of Ellesmere, both of which offer an impressive range of amenities, including Public Houses, Supermarkets, Restaurants, Medical Facilities, and a range of independent shops. The property is also well located for access to the larger centres of Oswestry, Shrewsbury, and Wrexham, all of which offer a more comprehensive range of educational and recreational amenities. The train station in Gobowen (approx 4 miles) provides rail links to the wider area, with a "fast train" to London proposed for later in 2024.

DIRECTIONS

Leave Ellesmere via the B5068 in the direction of St.Martins, following the through the villages of Criftins and Dudleston Heath for around 4 miles where, on the brow of a small hill, the turning for the property will be located on the left, identified by a Halls "For Sale" board.

W3W - ///hurtles.refer.plays



Total area: approx. 367.3 sq. metres (3953.5 sq. feet)
Pentre Madoc Farmhouse

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



4 Reception
Room/s



6 Bedroom/s



2 Bath/Shower
Room/s



DESCRIPTION

The property is entered via an attractive covered porch into an impressive Reception Hall, with stairs leading down to a useful Cellar and doors leading into two generously proportioned reception rooms; the Reception Hall leads further on to a versatile inner hallway with stairs rising to the first floor and doors leading into Study and the Dining Room, the latter leading directly into a Kitchen/Breakfast Room which, in turn, allows access into a Garden Room which offers views over the Gardens.

Stairs rise to the first floor and onto a traditional landing with exposed wood flooring, with access being given to the six Bedrooms, one of which, at present, contains a walk in shower, and a family Bathroom.

The Second floor is currently utilised for storage but provides circa 620 sq ft of potential for improvement into further living space, with excellent possibility to become a most impressive Bedroom Suite, amongst other things.

THE ACCOMMODATION COMPRISES

Ground Floor:

Reception Hall -

Family Room - 5.50m x 4.90m

Lounge - 4.90m x 4.30m

Study - 2.60m x 1.50m

Dining Room - 5.90m x 4.10m

Kitchen - 6.20m x 3.60m

Garden Room - 8.00m x 2.60m

Cloakroom -

First Floor:

Bedroom One - 5.60m x 5.00m

Bedroom Two - 4.30m x 3.80m

Bedroom Three - 4.90m x 2.40m

Bedroom Four - 4.10m x 2.44m

Bedroom Five - 4.20m x 3.50m

Bedroom Six - 2.60m x 2.60m

Bathroom -

Third Floor:

Four interconnecting rooms extending, in all, to approx 620 sq ft.

GARDENS

The Gardens are an excellent feature of the property and enjoy a pleasing south-easterly aspect, with the slightly elevated position affording far-reaching views across the renowned north Shropshire landscape and beyond. Currently, the gardens feature a number of expanses of lawn interspersed with established floral beds and mature trees and shrubs, alongside a paved patio area which represents a wonderful space for outdoor dining and entertaining, pond, and soft-fruit orchard.

PADDOCK

Located directly to the north of the property and with access from the driveway or the gardens. Extending to around 0.6 acres and providing an excellent space for the grazing of smaller livestock, or for improvement to become part of the more formal gardens.

OUTBUILDINGS

The property is complimented by a range of outbuilding, which briefly comprise:

Stables - Approx. 7m x 3.5m

Divided into two boxes, with brick-paved floors and of timber and sheet metal construction

Former Nissen Hut (Driveway) - Approx. 5.5m x 8.5m

With a concrete base,

Double Garage - Approx. 6m x 5.5m

With concertina wooden front access doors, concrete base, brick walls, and sheet metal roof. With power and light laid on.

Workshop - Approx. 6m x 15m

With a concrete base and of brick and timber construction, with power and light laid on.

Potting Shed - Approx. 4.25m x 3.40m

Concrete base, brick walls, and slate roof

Nissen Hut (garden) - Approx. 8m x 5.25m

With a concrete base

**SOLAR PANELS**

Situated on the south-western boundary of the property is a 10KW ground-mounted array of Solar Photovoltaic panels, installed in 2013 by a Shropshire based firm and enjoying the remaining balance of a 25 year performance product warranty.

SERVICES

We are advised that the property benefits from mains water and electricity. Drainage is to a private system and the heating is oil-fired.

TENURE

The property is said to be of Freehold tenure and vacant possession will be granted upon completion of the sale.

LISTING

Grade II

List Entry Number:1307895

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is shown as being within Council Tax band E on the Local Authority register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.



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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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