



# BETHANY

CHURCH STREET | WHITTINGTON | SY11 4DT





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Oswestry 3 miles | Ellesmere 5 miles | Shrewsbury 17 miles | Chester 25 miles  
(all mileages are approximate)

AN ELEGANTLY PRESENTED FOUR-BEDROOM BUNGALOW  
SET WITHIN GENEROUS GARDENS OVERLOOKING OPEN FIELDS

Circa 1,400 sq ft of Flexible Living Accommodation  
Comprehensively Modernised and Elegantly Presented  
Gardens ext to approx. 0.22ac  
Open Aspect to the rear  
Edge of Village Location



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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

Bethany is a mature detached bungalow which has been comprehensively extended and modernised to now stand as glorious edge-of-village home, providing around 1,400 sq ft of impeccably presented and Scandinavian-inspired living accommodation all situated across one flexibly arranged floor.

The property nestles within generous gardens which extend, in all, to around 0.22ac and perch in an elevated position above a ha-ha which overlooks open fields directly to the south.

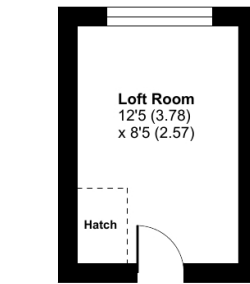
## SITUATION

Bethany occupies a particularly pleasant position on the perimeter of the popular village of Whittington, which provides a range of day-to-day amenities, including Schools, Public Houses, Convenience stores and, most notably, a Castle. Whittington is conveniently placed for access to the wider area and lies broadly equidistant between the towns of Ellesmere and Oswestry, with the county centre of Shrewsbury positioned to the south and easily reached via the nearby A5. Rail links are available in the neighbouring village of Gobowen.

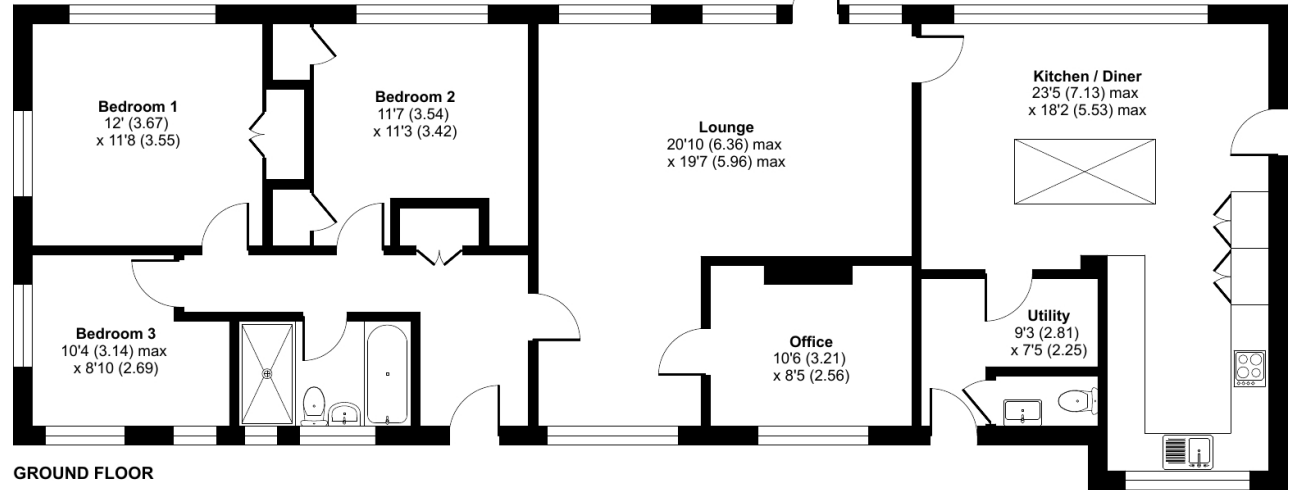
## PROPERTY

Bethany began life as a fairly traditional 1960's detached bungalow but has evolved, via extension and renovation works, into a substantial and exquisitely presented three/four bedroom home which could readily serve the needs of families and mature buyers alike.

The property is principally accessed via a covered external porch which opens into an Entrance Hallway, from where a door opens immediately to the right into a wonderfully sociable Living Room which boasts a range of picture windows that look south across the gardens and the open scenery beyond, with the room offering flexible space for furnishing situated around a multi-fuel burner. Inset within the Living Room is a versatile home Office which presents possibilities for use as a fourth/Guest Bedroom.



FIRST FLOOR



GROUND FLOOR

Approximate Area = 1485 sq ft / 137.9 sq m

For identification only - Not to scale



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: 1450128



Positioned to the west of the Living Room is a spacious Kitchen/Dining Room illuminated by natural light fed via a roof lantern and a nearly full-length window which capitalises on the southerly aspect. The room serves as the heart of the home and offers a contemporary space for entertaining and more intimate family moments, with a modern fitted kitchen positioned before a planned seating space, alongside an inset Utility Room with Cloakroom.

Turning left from the Entrance Hall, access is provided into three comfortably-sized Bedrooms, two of which benefit from dual-aspect windows and integrated storage space; with a well appointed family Bathroom positioned centrally and serving the rooms.

The property offers scope for further extension into an existing Loft Room (LA consent permitting).



## GARDENS

The gardens of Bethany are a particular delight and extend, in all, to around 0.22ac whilst enjoying a due south aspect, allowing the property to enjoy a full range of light throughout the day.

The property is accessed via double-opening timber gates set within brick pillars, which open onto a substantial parking area situated to the front of the property, this allowing space for the parking of a number of vehicles.

Expanses of well-maintained lawn, interspersed with established floral beds, encompass the property before meeting to the south at an attractive Indian sandstone paved patio area, which lies immediately beyond a door leading out from the Living Room, thus allowing a seamless transition between the internal and external elements of the home and offering a superb spot for al fresco dining or simply enjoying the calibre of the setting.

The southern aspect of the gardens abut open fields by way of a ha-ha, allowing for elevated and extended views across open fields.

The gardens further feature a substantial timber outbuilding which could serve a variety of onwards usages.

## SCHOOLING

The property is conveniently situated for a number of well regarded state and private schools, including Whittington CofE Primary, The Meadows Primary School The Marches, Ellesmere Primary School, Lakelands Academy, Ellesmere College, Oswestry School, and Moreton Hall.

## 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, drainage, electric, and gas.

## LOCAL AUTHORITY

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

## COUNCIL TAX

Council Tax Band – D

## W3W

What3Words ///spicy.private.bandaged

## DIRECTIONS

Leave Ellesmere via the A495 in the direction of Oswestry, continuing until reaching a T junction in the village of Whittington; here, turn right and proceed for a further 0.1 miles and, on the edge of the village, the property is situated on the left.



## 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.



