



**FOR SALE**

Offers in the region of £325,000

## New House Bromley Hall, Bagley, Ellesmere, SY12 9BX

An idyllically positioned three-bedroom detached country cottage situated within generous gardens with driveway parking and a single garage, all of which now offer excellent potential for modernisation and extension (STPP), peacefully located against a backdrop of open countryside on the perimeter of the rural hamlet of Bagley, near Ellesmere.



Ellesmere (6 miles), Oswestry (12 miles) and Shrewsbury (12 miles).

(All distances approximate)



- Detached Country Cottage
- Circa 1,200 sq ft
- Generous Gardens
- Driveway and Garage
- Rural Hamlet
- No Onward Chain

#### DESCRIPTION

Halls are delighted with instructions to offer New House in Bagley for sale by private treaty with the benefit of no onward chain.

New House is a characterful three-bedroom detached county cottage boasting an attractive double-front facade and providing around 1,200 sq ft of living accommodation, all of which now offers superb potential for modernisation and, potentially, extension (STPP).

The property lies within excellent gardens which extend, in all, to around 0.15c and enjoy views onto the open farmland and unspoilt which encompasses the cottage. The gardens, as the house, offer wonderful potential for improvement whilst, at present, comprising expanses of lawn interspersed with, and bordered by, a range established floral beds, mature trees, and hedging. Usefully, the gardens also comprise ample parking for a number of vehicles, this situated before a detached garage.

#### DIRECTIONS

Leave Ellesmere via Birch Road and, shortly after crossing the canal bridge, turn left onto a country lane; continue on this lane, passing through the hamlet of Lee, until reaching a T junction within the neighbouring village of Hordley, here turn left and proceed for around 1.4 miles until reaching the centre of Bagley, where a right hand turn leads onto Chapel Lane. Continue long Chapel Lane for approximately 1.9 miles until a private lane (identified by a Halls directional board) leads to New House.

#### W3W

///shadow.lure.mush

#### SITUATION

New House is peacefully situated on the perimeter of the rural hamlet of Bagley, which epitomises all that which one would hope to find in countryside living whilst retaining a convenient proximity to the nearby centres of Ellesmere and Baschurch. Both of which provides a respectable range of day to day amenities, including Schools, Supermarket, Medical Facilities, Public Houses, Restaurants, and a number of independent Shops. The historic market town of Oswestry lies around 12 miles to the west and offers a more comprehensive array of facilities, with the country town of Shrewsbury sitting around 12 miles to the south and enjoying a wider offering of recreational, cultural, and educational attractions.

#### SCHOOLING

Within a short drive are a number of highly rated state and private schools including Weston Lullingfields Primary, The Corbet School, Lakelands Academy, Ellesmere Primary School, Cockshutt C of E Primary, Ellesmere College, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep, Packwood Haugh, Adcote School for Girls, and Moreton Hall.

#### THE PROPERTY

The property is principally accessed via an Entrance Porch, from where stairs rise to the first floor and a door leads immediately to the right into a welcoming Living Room, this featuring a window overlooking the front elevation, a multi-fuel burner, and ample space for seating. From the Living Room access is provided, via double-opening patio doors, to the rear into a Conservatory which enjoys views over the gardens and sliding doors which exit onto the same.



2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



Also accessed from the Entrance Hall is an open-plan Kitchen/Dining Room which serves as the heart of this family-oriented home, with the sociable layout providing an ideal space for entertaining and family moments alike. The Kitchen element comprises a selection of fitted base and wall units with work surfaces over, alongside a door through which the accommodation leads through to a useful rear Porch with inset Cloakroom and Boiler, as well as a secondary access door into the driveway.

Stairs rise to a first floor landing with storage cupboards, from where doors provide access into three comfortably sized bedrooms, each benefiting from fitted wardrobes and windows which offer elevated views across the rear gardens and the countryside beyond. The Bedrooms are served by a Family Bathroom which features a fitted suite comprising a bath with shower over, WC, and hand basin.

#### OUTSIDE

The property is approached over a private track serving just two properties, onto a gravelled parking area situated to the fore, this flanked to one side by an area of lawn and a range of established floral beds and culminating at a garage (approx. 5.35m x 3.70m) with up and over front access door and pedestrian door to the side.

The gardens of New House are a particularly notable feature and extend, in all, to around 0.15 ac, or thereabouts. In past years, the gardens have been lovingly maintained and nurtured with a range of attractively planted beds complemented by well-stocked borders and mature trees and, whilst some care is now required into to restore them to their former glory, the potential is evident.

#### THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Kitchen/Dining Room: 5.15m x 4.65m

Sitting Room: 5.12m x 3.64m

Conservatory: 4.21m x 2.11m

Cloakroom:

Boiler Room:

- First Floor -

Bedroom One: 3.64m x 3.35m

Bedroom Two: 4.18m x 2.58m

Bedroom Three: 2.67m x 2.50m

Family Bathroom:

#### SERVICES

We are advised that the property benefits from mains water, electrics. Drainage is to a private system and heating is provided via an oil fired boiler.

#### TENURE

The property is said to be of freehold tenure.

#### POSSESSION

Vacant possession will be granted upon completion

#### COUNCIL TAX

The property is shown as being within council tax band 'D' on the local authority register.

#### LOCAL AUTHORITY

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

#### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

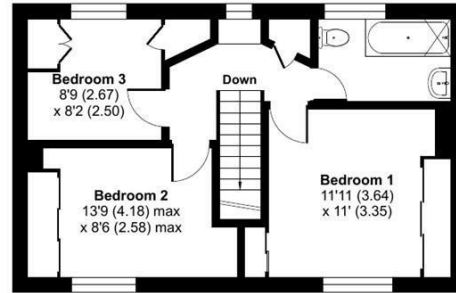
#### VIEWINGS

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

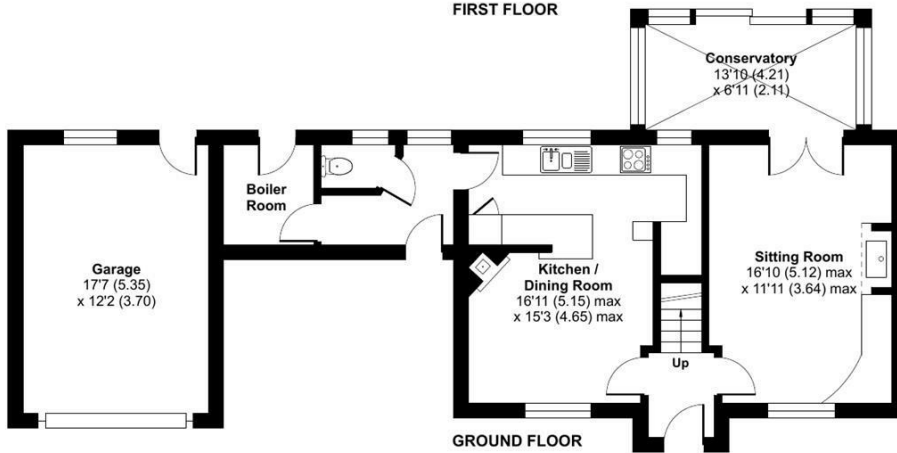
**FOR SALE**

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Approximate Area = 1159 sq ft / 107.7 sq m  
 Garage = 213 sq ft / 19.8 sq m  
 Total = 1372 sq ft / 127.5 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

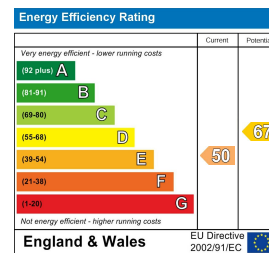


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1479513

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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 Ratings**



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