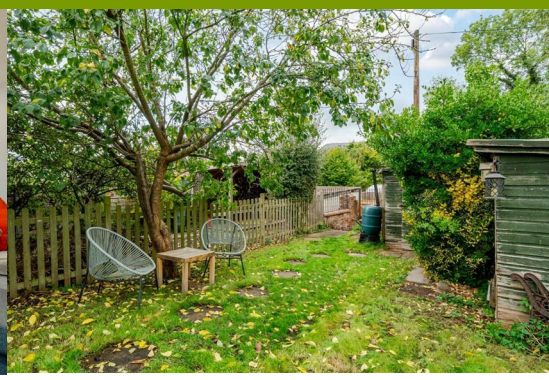
NUTWOOD COTTAGE BIRCH ROAD

| ELLESMERE | | SY12 0ET







An attractively improved five-bedroom period town house boasting over 2,000 sq ft of sympathetically presented living accommodation alongside attractive gardens, ample parking, and a versatile further parcel of land to the rear; conveniently situated just outside the historic heart of Ellesmere.

Offers in the region of £395,000





3 5 1 E

- **Elegant Period Home**
- **Over 2,000 sq ft of Modernised Accommodation**
- **Attractive Gardens**
- **Ample Parking**
- **Further Versatile Parcel to Rear**
- **Edge of Town Centre Location**

DESCRIPTION

Halls are delighted with instructions to offer Nutwood Cottage in Ellesmere for sale by private treaty.

Nutwood Cottage is an impressive period property offering unusually spacious and versatile accommodation arranged over three floors. Beautifully presented and sympathetically modernised, the house successfully combines contemporary finishes with a wealth of original character, including exposed timbers and brickwork, substantial fireplaces and attractive architectural detailing. The accommodation extends to approximately 2,012 sq ft and includes three reception rooms, a modern kitchen, five bedrooms and a well-appointed family bathroom.

To the rear is an enclosed garden providing an attractive and private outside space, with paved seating areas immediately adjoining the house together with lawn and established planting. The garden complements the proportions of the property well and provides a pleasant setting within this particularly convenient part of Ellesmere.

SITUATION

Nutwood Cottage occupies an established position on Birch Road, within easy reach of the centre of Ellesmere. The town provides an excellent range of everyday amenities including independent shops, supermarkets, cafés and public houses, together with recreational facilities and the attractive Mere and surrounding walks.

Ellesmere is well placed for access to the larger centres of Oswestry, Shrewsbury, Whitchurch and Wrexham, whilst the surrounding North Shropshire countryside offers a particularly attractive rural setting.

SCHOOLING

Within a comfortable proximity are a number of well-regarded state and private schools including Ellesmere Primary School, Ellesmere College, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, and Moreton Hall.

DIRECTIONS

Leave our Ellesmere office on foot and proceed east along High St, turning right shortly after onto Birch Road. Follow Birch Road for around 250 ft and the property will be positioned on the right.

W3W

///climber.ramps.driveways

THE PROPERTY

The accommodation has been thoughtfully modernised whilst preserving the character and individuality of the original building. The ground floor provides three distinct reception areas, creating a flexible arrangement suitable for both everyday family living and entertaining. The dining room is particularly characterful, with exposed brickwork and substantial timbers, whilst the adjoining reception room features an attractive period fireplace.





Beyond is the impressive sitting room, a particularly generous space extending to approximately 25 feet in length. A broad exposed brick fireplace incorporating a wood-burning stove forms a strong focal point, whilst windows and glazed openings allow good natural light. The room connects naturally with the kitchen, giving the principal living accommodation an appealing sense of flow without losing the definition of the individual rooms.

The kitchen has been comprehensively updated with contemporary cabinetry, timber-effect work surfaces, decorative tiled flooring and open shelving, creating a practical yet characterful space. Glazing to the rear provides views over and access towards the garden. A ground-floor cloakroom completes the accommodation on this level.

The bedrooms are arranged across the first and second floors. Three bedrooms and the family bathroom occupy the first floor, with the bathroom featuring both a freestanding roll-top bath and separate shower. Two further generous bedrooms occupy the upper floor, one of which is particularly striking with exposed roof timbers, vaulted ceiling detail and exposed brickwork. Throughout, the improvements have been carefully considered to retain the period qualities of the house whilst providing comfortable modern accommodation.

OUTSIDE

The property fronts directly onto Birch Road, with pedestrian access into the house.

To the rear is an enclosed garden arranged principally to lawn with mature shrubs and established boundary planting. Paved terraces immediately adjoining the property provide useful areas for outdoor seating and entertaining, whilst the combination of planting and established boundaries creates a pleasant degree of privacy.

PARKING

Beyond the gardens is the associated parking for the property, with direct access immediately onto the gardens.

FURTHER LAND

Unusually, the purchaser would also benefit from a further parcel of land situated to the rear of the property and extending to approx 0.03ac. The parcel has been previously utilised for further parking and the keeping of chickens, with excellent scope for a variety of onward usages and, potentially, opportunity for development (STPP).

SERVICES

We are advised that the property has the benefit of mains water, drainage, gas, and electric.

TENURE & POSSESSION

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

LOCAL AUTHORITY

Shropshire Council.

COUNCIL TAX

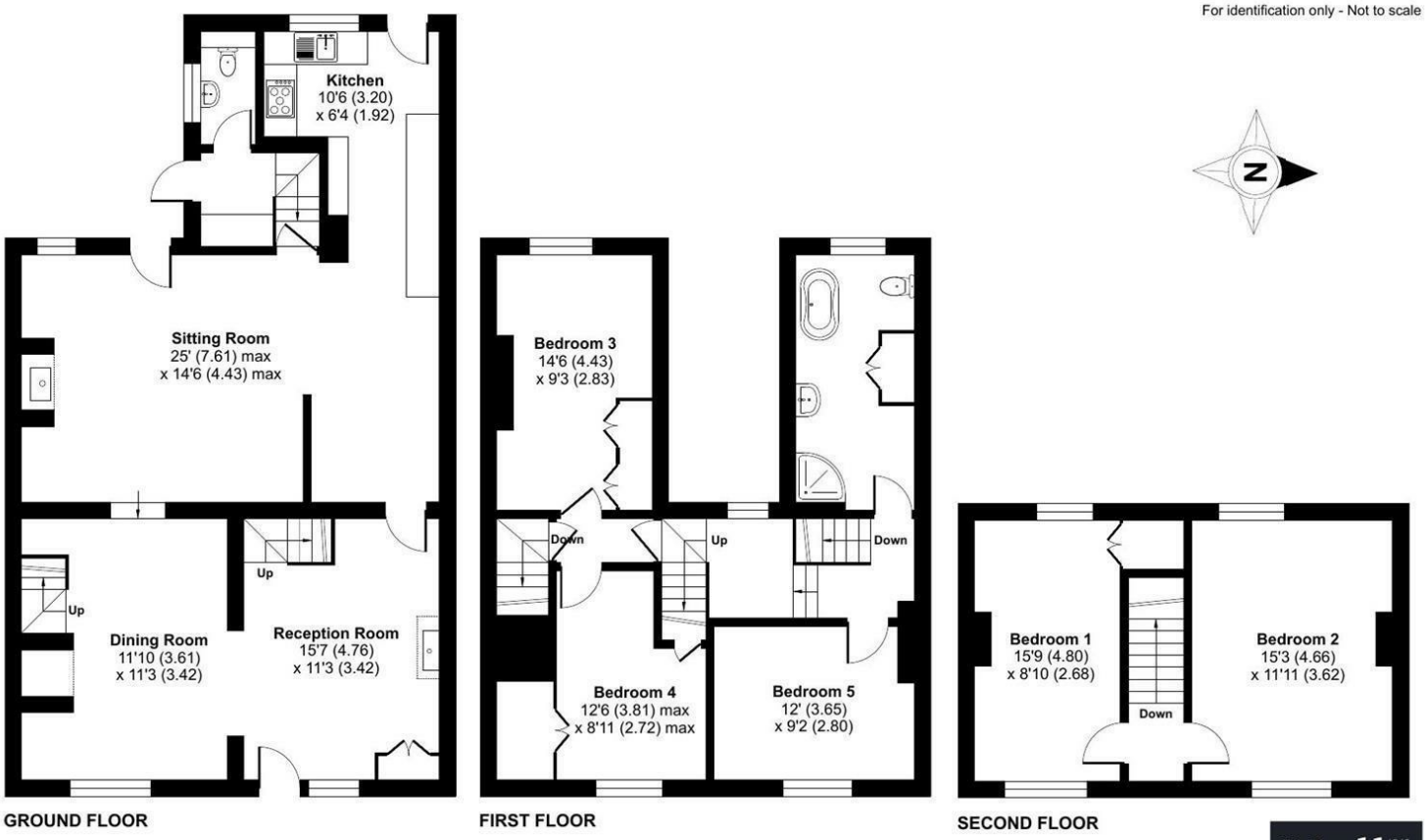
The property is shown as being within council tax band C on the local authority register.

VIEWINGS

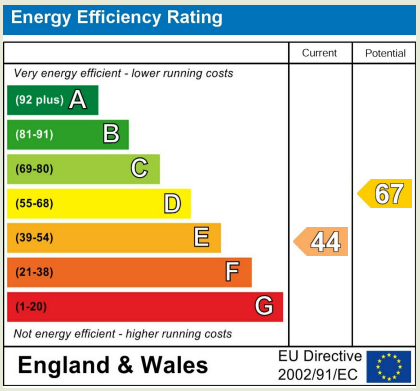
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

Approximate Area = 2012 sq ft / 186.9 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). ©nichecom 2026. Produced for Halls. REF: 1530310



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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ELLESMERE SALES

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.