



HORNSPIKE HOUSE

WHIXALL I WHITCHURCH I SY13 2QD





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Ellesmere 7 miles | Whitchurch 18 miles | Wrexham 19 miles | Shrewsbury 21 miles
(all mileages are approximate)

A CHARACTERFUL FOUR-BEDROOM COUNTRY HOUSE
WITH A RANGE OF VERSATILE OUTBUILDINGS SET IN CIRCA 2.1 ACRES

C17th Characterful Country Home
Extending to over 1,800 sq ft
Land & Gardens ext to circa 2.10ac
Versatile Outbuildings with Conversion Potential (STPP)
Delightful Rural Location



Ellesmere Office

The Square, Cross Street, Ellesmere,
Shropshire, SY12 0AW

T: 01691 622602

E: ellesmere@halls.gb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Hornspike House offers a unique opportunity to purchase a charming Grade II listed country residence occupying a secluded position within the North Shropshire countryside. Believed to date from the 17th century, the property retains a wealth of character and original features throughout, including exposed timbers, traditional joinery and attractive period detailing, whilst providing comfortable family accommodation extending to approximately 1,800 square feet.

The property nestles within land and gardens which extend, in all, to around 2.10ac, these comprising formal gardens, paddocks, and a range of versatile outbuildings, one of which offers potential for conversion (STPP).

SITUATION

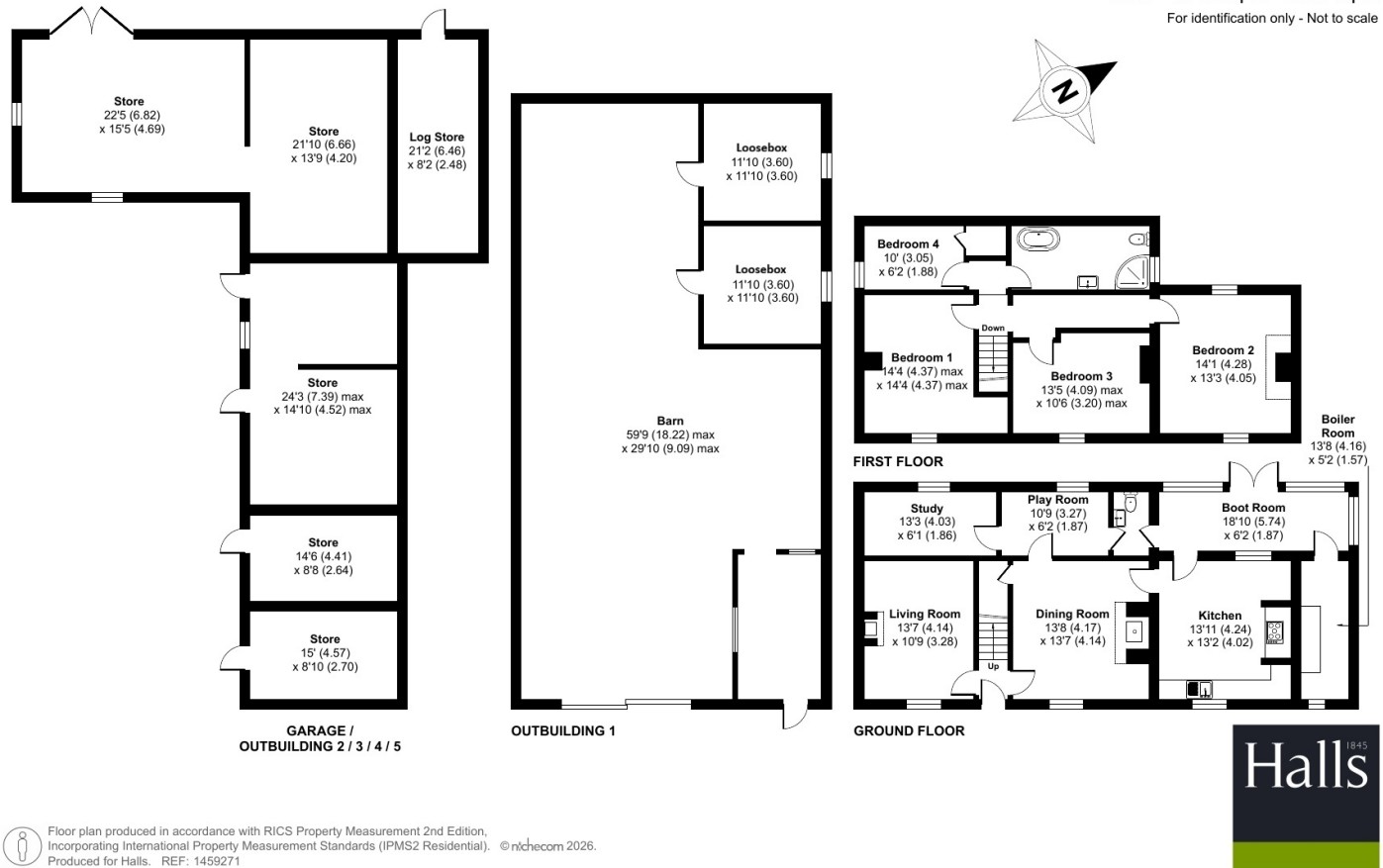
Hornspike House occupies a peaceful position alongside a quiet no-through lane amidst attractive farmland and open countryside, with immediate access provided to a range of footpath, bridleways, and country lanes; making the property ideal for those with rambling, cycling, or equestrian interests.

The nearby Lakeland town of Ellesmere provides a good range of amenities including supermarkets, independent shops, public houses, restaurants and schooling, whilst the market town of Whitchurch offers a further range of facilities together with rail connections.

PROPERTY

Hornspike House retains much of the character associated with a property of its age and heritage, with exposed timbers, original joinery and period features evident throughout.

The accommodation is arranged around a series of well-proportioned reception rooms which provide comfortable family living space whilst retaining a warm and welcoming atmosphere. The sitting room centres around a wood-burning stove, whilst the dining room



provides an excellent setting for entertaining and family gatherings alike.

The kitchen/breakfast room is fitted with a range of bespoke timber units beneath solid wood work surfaces and serves as the heart of the home. Beyond lies a delightful garden room enjoying views across the surrounding gardens and grounds.

A study and additional reception room provide useful flexibility for home working, hobbies or family requirements.

To the first floor are four bedrooms, all displaying individual character and enjoying pleasant outlooks over the gardens and surrounding countryside. These are served by a beautifully appointed family bathroom featuring a freestanding roll-top bath together with a separate shower enclosure.



GARDENS AND GROUNDS

The property is set within attractive gardens and grounds extending, in all, to approximately 2.10 acres.

Immediately surrounding the house are lawned gardens interspersed with mature trees, established planting and a pond, creating an attractive setting from which to enjoy the surrounding countryside. Productive growing areas and greenhouse facilities are situated adjacent to the traditional outbuildings, whilst land lies beyond and provides useful grazing and amenity space.

OUTBUILDINGS

A particular feature of Hornspike House is the excellent range of outbuildings which complement the house and grounds.

These include a substantial steel portal framed building incorporating two looseboxes, workshop, and storage space, together with a traditional range of brick and timber buildings situated adjacent to the house. The buildings provide considerable flexibility and are likely to appeal to those with equestrian, smallholding or other rural interests. The buildings offer further potential for conversion, allowing for interest from those with dependent of multi-generational requirements (STPP).

SCHOOLING

The property is conveniently situated for access to a number of well regarded schools, including Newtown C of E Primary, Whixall C of E Primary, Lakelands Academy, Thomas Adams School, and Ellesmere College.

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 - G

EPC RATING

Current EPC Rating - D

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DIRECTIONS

Leave Ellesmere via the A495 in the direction of Whitchurch, turning left after The Mere to continue on this road. In the village of Welshampton, take a right turn onto the B5063 in the direction of Wem and continue for 2.2 miles until a right hand turn in the village of Northwood leads towards Whixall. Proceed for a further 1.4 miles until a sharp left hand turn leads onto a country lane, where, around 0.5 miles later, the property is situated on the right.



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.



