



FOR SALE

Offers in the region of £325,000

## 14 Higher Perthy, Ellesmere, Shropshire, SY12 9HP

A characterful three-bedroom detached period country cottage situated in an elevated position within generous gardens which extend to approx. 0.59ac and enjoy far-reaching views across open countryside, peacefully located a rural hamlet close to Ellesmere and offering excellent scope for modernisation and extension.



Ellesmere (2 miles), Oswestry (6 miles), Wrexham (14 miles), Shrewsbury (19 miles)

All distances approximate.



- **Country Cottage**
- **Scope for Modernisation/Extension**
- **Gardens ext. to Approx. 0.59ac**
- **Elevated Views Across Open Countryside**
- **Convenient for Ellesmere**
- **Rural Hamlet Location**

#### **DESCRIPTION**

Halls are delighted with instructions to offer 14 Higher Perth in Ellesmere for sale by private treaty.

14 Higher Perth is a three-bedroom detached period country cottage which, at present, provides characterful living accommodation complete with a range of traditional features which extends to just under 1,000 sq ft, whilst offering excellent potential for modernisation, improvement or, potentially, extension (LA consent permitting), in order to become a superb rural home.

The cottage is centrally situated in a commanding, elevated position within generous gardens which extend, in all, to around 0.59ac and enjoy panoramic views to the north across open countryside. The gardens again offer almost unparalleled potential for improvement and landscaping and, at present, comprise ample driveway parking for a number of vehicles, alongside expanses of lawn, established hedge boundaries, mature trees, and an orchard.

#### **SITUATION**

14 Higher Perth occupies a particularly attractive elevated position within the rural hamlet of Higher Perth, which lies amidst the unspoilt splendour of the much noted north Shropshire countryside and offers immediate access to a network of footpaths, bridleways, and quiet country lanes ideally suited to those with rambling, cycling, or equestrian interests. Despite its bucolic setting, the property retains a convenient proximity to the nearby town of Ellesmere, which boasts a respectable range of day-to-day amenities, including Schools, Supermarkets, Public Houses, and Medical Facilities; with the thriving county centre of Shrewsbury situated around 19 miles to the south and offering a more comprehensive range of attractions.

#### **SCHOOLING**

The property is conveniently situated for access to a number of well-regarded state and private schools, including Criffins C of E Primary (Outstanding), Ellesmere Primary School, Lakelands Academy, Derwen College, The Marches School, Ellesmere College, Oswestry School, Moreton Hall, and Adcote School for Girls.

#### **THE PROPERTY**

The property is principally accessed from the rear via a useful Boot Room/Rear Porch, which provides an ideal space for storing muddy boots and coats following walks in the surrounding countryside, and from where a door opens into a generously proportioned Living/Dining Room which runs the entire breadth of the property and serves as the heart of this charming home, with windows overlooking the rear gardens and ample space for seating and dining positioned before an open-fire set within an exposed brick hearth.

From the Dining Area, a further door allows access into a compact Kitchen featuring quarry-tiled floors and a range of fitted base and wall units, with work surfaces set before two windows which look to the north across the dramatic landscape beyond. Completing the ground floor accommodation is an Entrance Hall with stairs which rise to the first floor, from where access is provided into a round floor Shower Room.



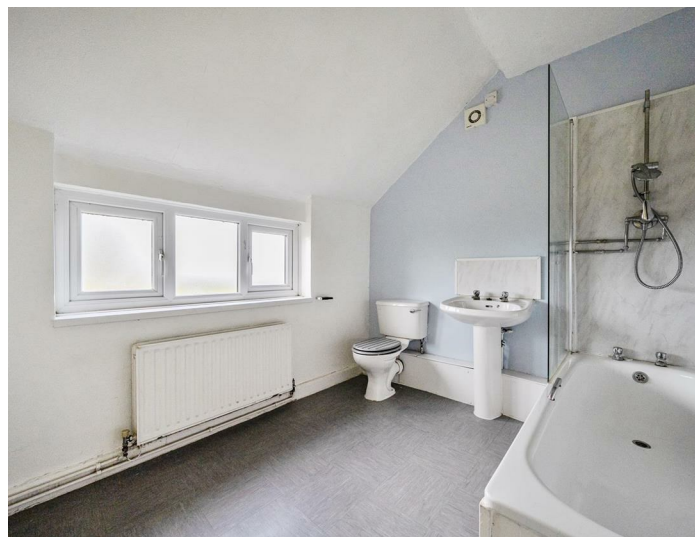
2 Reception  
Room/s



3 Bedroom/s



2 Bath/Shower  
Room/s



Stairs rise to a first floor landing where doors open into three comfortably sized Bedrooms, each boasting further elevated views across either the gardens to the south or the rolling landscape of the England/Wales border to the north. The Bedrooms are served by a spacious Family Bathroom featuring a suite comprising a panelled bath, WC, and hand basin.

#### OUTSIDE

The property is approached through a timber farm-style gate onto a large parking area with ample space for a number of vehicles or machinery, this bordered by an expanse of south-facing lawn retained within established hedging which immediately abuts open farmland.

Beyond the lawns, and positioned to the east of the property, is an orchard area containing a range of mature trees, including a number of soft-fruit trees. This element of the garden provides a shaded oasis for the property but could readily be transformed to serve as a paddock for ponies or smaller livestock.

#### THE ACCOMMODATION COMPRISES

- Ground Floor -

Living/Dining Room: 7.91m x 3.07m

Kitchen: 3.78m x 2.37m

Entrance Hall:

Shower Room:

Store (external): 2.81m x 1.91,

- First Floor -

Bedroom One; 3.86m x 3.07m

Bedroom Two: 3.74m x 3.05m

Bedroom Three: 2.91m x 2.42m

Family Bathroom:

**W3W**

///shops.forklift.firelight

#### DIRECTIONS

Leave Ellesmere to the south-west via the A495 in the direction of Oswestry, continuing for approximately 1.2 miles until, around halfway up "The Brow", a right hand turn (signposted Perth) leads on to a country lane. Follow the lane for a further 0.5 miles until a sharp left hand turn leads up to Higher Perth where, shortly after, number 14 will be situated on the right and identified by a Halls "For Sale" board.

#### SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is to a private system and heating is provided by an oil-fired boiler.

#### TENURE

The property is understood to be of freehold tenure and vacant possession will be given on completion of the purchase.

#### LOCAL AUTHORITY

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

#### COUNCIL TAX

The property is in Band 'C' on the Shropshire Council Register.

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

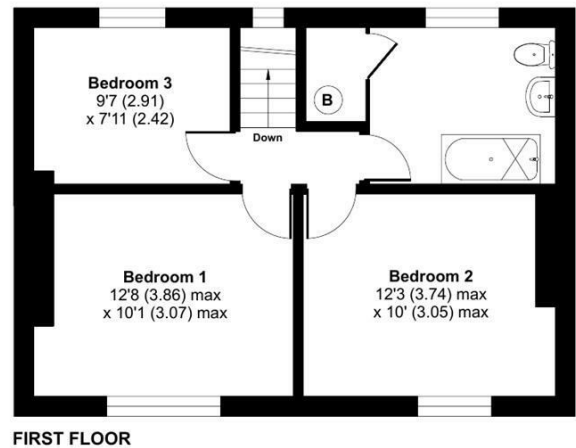
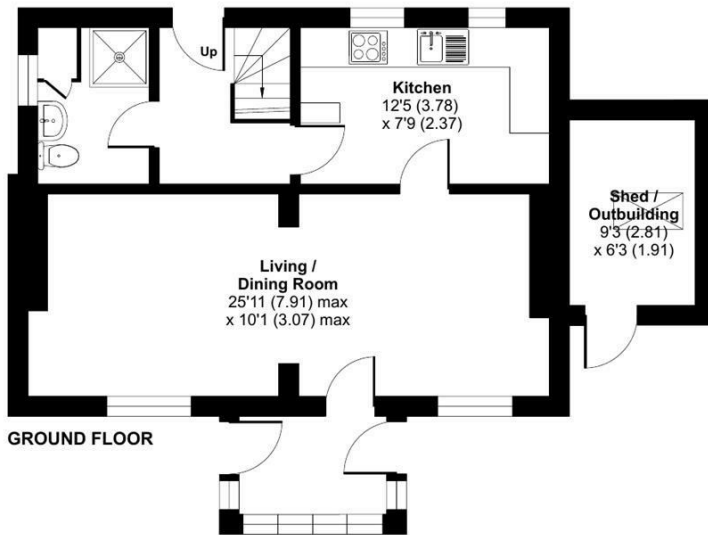
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach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

Approximate Area = 991 sq ft / 92.1 sq m  
 Outbuilding = 58 sq ft / 5.4 sq m  
 Total = 1049 sq ft / 97.5 sq m  
 For identification only - Not to scale

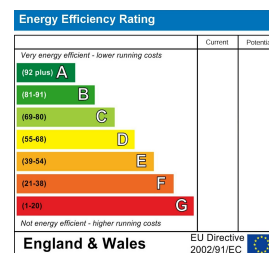


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1437098

**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. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

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



01691 622602

**Ellesmere Sales**

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