

BRIDGE COTTAGE

THE PERTHY | ELLESMERE | SY12 9HY

Halls 1845



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Ellesmere 2.5 miles | Oswestry 6 miles | Wrexham 14 miles | Shrewsbury 20 miles | Chester 28 miles
(all mileages are approximate)

AN AWARD-WINNING RENOVATED PERIOD HOME SET IN AROUND 0.64 ACRES

Sympathetically Renovated to an Exceptional Standard
Circa 1,700 sq ft
Land & Gardens extending to approx. 0.64 acres
Delightful Rural Location

Halls 1845

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Bridge Cottage is a particularly attractive detached period home, sympathetically extended and comprehensively renovated to provide beautifully appointed accommodation combining traditional character with modern comforts. Features include exposed timbers, oak joinery, limestone flooring and an impressive vaulted kitchen/breakfast room.

The property occupies a delightful rural position and is complemented by established gardens and grounds extending to approximately 0.64 acres, incorporating generous lawns, mature planting and attractive views towards the surrounding countryside.

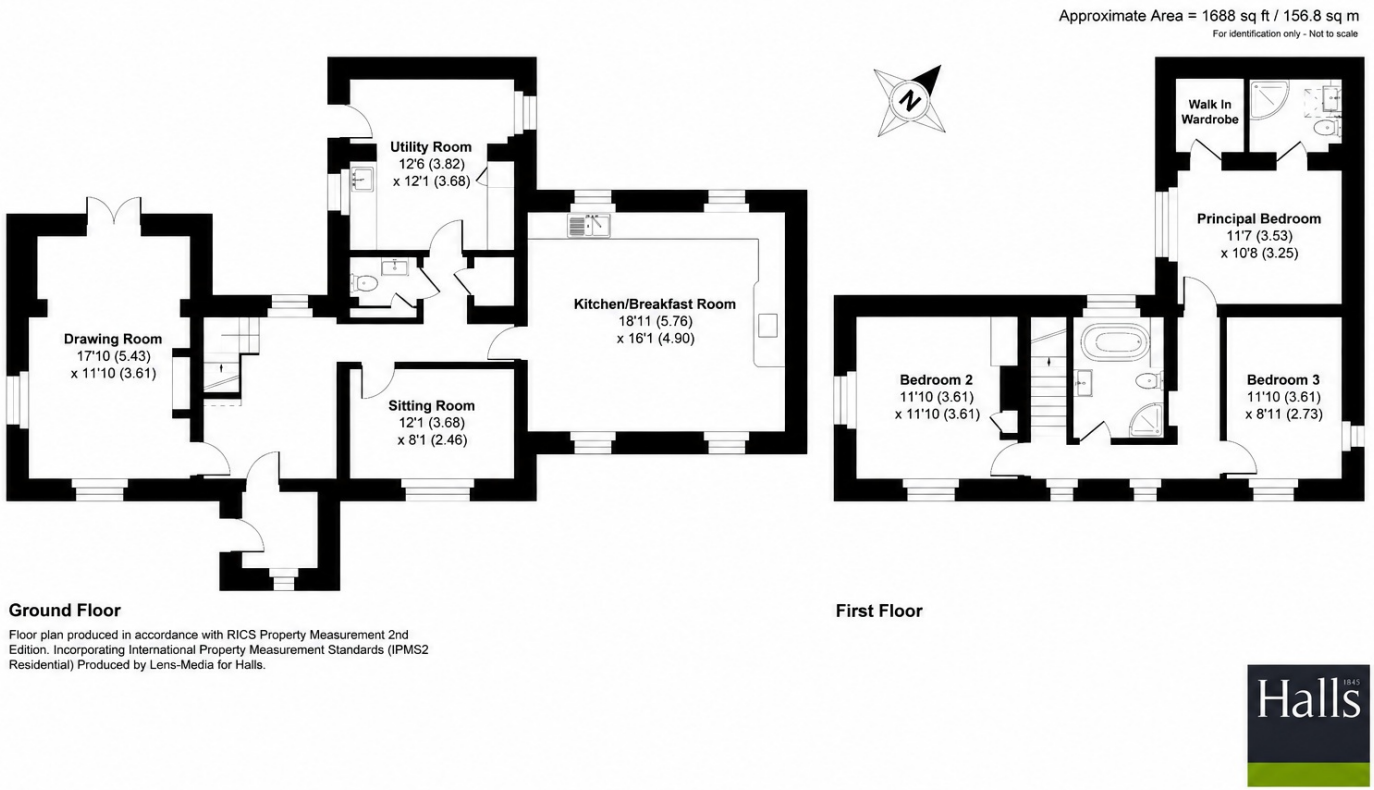
SITUATION

Bridge Cottage occupies a peaceful position within the rural hamlet of The Perthy, conveniently situated for the nearby market town of Ellesmere. The town offers a good range of independent shops, cafés, supermarkets, schooling and recreational facilities, whilst more comprehensive amenities are available in Oswestry, Shrewsbury and Chester. Road communications are convenient via the A495, A5 and A483.

PROPERTY

Bridge Cottage provides approximately 1,688 sq ft of beautifully presented and well-proportioned accommodation, thoughtfully arranged to combine period character with modern family living.

The ground floor is served by underfloor heating throughout, with a welcoming reception hall which features exposed timbers and an attractive oak staircase, whilst the principal drawing room benefits from exposed ceiling beams, an impressive brick fireplace housing a wood-burning stove and French doors opening onto the gardens. A separate sitting room provides further flexibility for reception, home working or occasional family purposes.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

The superb kitchen/breakfast room forms the heart of the home, featuring a dramatic vaulted ceiling with exposed oak roof trusses, creating a wonderful sense of space. The kitchen is fitted with painted cabinetry, timber worktops and a traditional Belfast sink, complemented by a range-style cooker. There is ample space for dining and informal seating, with windows providing natural light and attractive rural views. A generous utility/boot room and adjoining cloakroom complete the ground floor.

To the first floor are three well-proportioned double bedrooms, including a principal bedroom with en suite shower room. The remaining bedrooms are served by an attractive family bathroom incorporating a freestanding roll-top bath and separate shower. Throughout, the accommodation displays considerable attention to detail, with handcrafted oak doors, traditional ironmongery, exposed timbers and quality finishes creating a comfortable and distinctive country home.













GARDENS

The property is approached onto a generous gravelled parking and turning area, providing ample off-road parking and EV charging facility.

The established gardens and grounds extend to approximately 0.65 acres, providing an attractive and private setting. Paved seating areas adjoin the house, whilst generous lawns are complemented by mature trees, shrubs and established borders.

A particularly interesting feature is that part of the grounds incorporates the route of a former railway line, providing a fascinating link to the area's industrial heritage and lending a distinctive character to the gardens. This historic feature adds another dimension to the grounds, which offer excellent scope for gardening, recreation and outdoor entertaining.

A further notable feature is the recently constructed timber outbuilding, presently utilised as a workshop but offering considerable versatility and scope for a variety of alternative uses, including a home office, studio, gym or hobby room, subject to any necessary consents.

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.

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

COUNCIL TAX

Band F

EPC RATING

D (66)

W3W

///different.costly.shots

DIRECTIONS

Leave Ellesmere via Scotland Street in the direction of Oswestry, continuing over the roundabout onto the A495; after around 1.2 miles a right-hand turn (signposted Perthy) leads onto a country lane. Follow the country lane for around 1 miles, keeping right a the road forks, and the property will be located on the right, identified by a Halls “For Sale” board.



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. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate 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 £36 (including VAT) per purchaser.

Bridge Cottage, The Perthy, Ellesmere, SY12 9HY



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For Information Purposes Only

50 m
Scale 1:1250 (at A4)

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