



LEOFWINE

BETTISFIELD | WHITCHURCH | SY13 2LW

Halls<sup>1845</sup>



# LEOFWINE

CADNEY LANE | BETTISFIELD | WHITCHURCH | SY13 2LW

Ellesmere 6 miles | Whitchurch 8 miles | Wrexham 15 miles | Shrewsbury 17 miles | Chester 27 miles  
(all mileages are approximate)

A CHARACTERFUL FIVE-BEDROOM HOME WITH GENEROUS GARDENS  
IN A DELIGHTFUL VILLAGE SETTING

Over 2,600 sq ft of Versatile Living Accommodation

Gardens ext to approx. 0.30 ac

Detached Double Garage

Select Development of Premium Homes

Delightful Village Location



#### Ellesmere Office

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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

Leofwine forms part of an exclusive development of homes built at the turn of the millennium. The property has been carefully crafted to evoke a traditional ambience, with a plethora of exposed timbers, while enjoying all the trappings and conveniences of a modern family home.

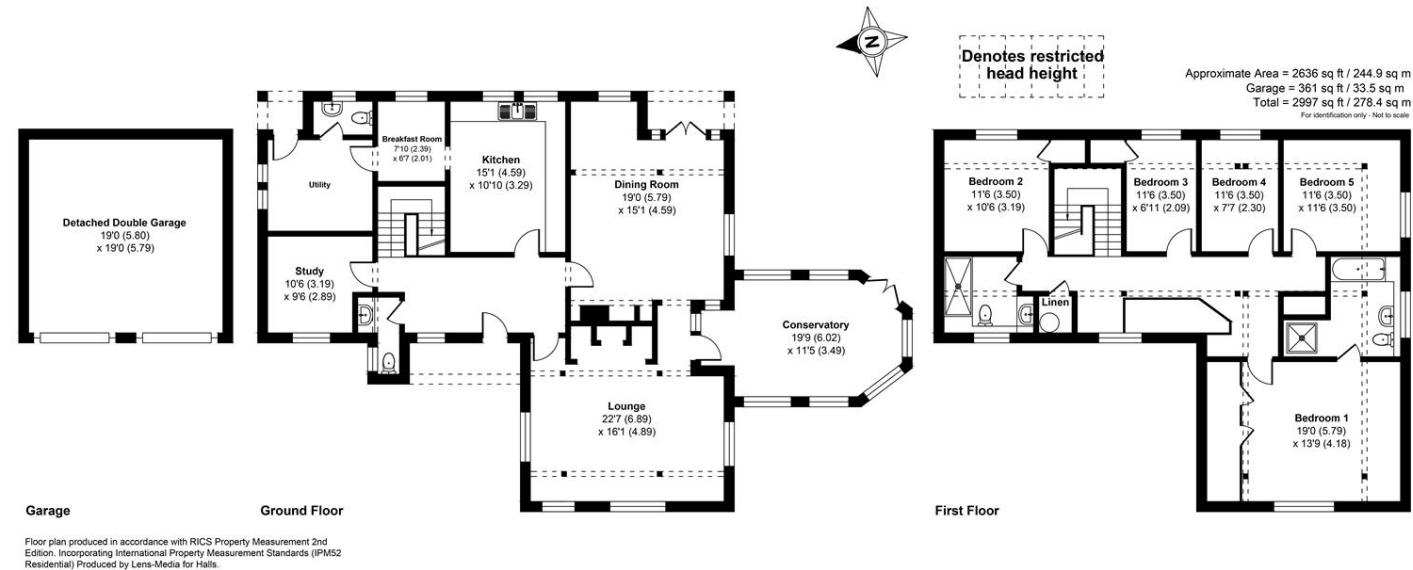
Extending to over 2,600 sq ft and arranged to provide a versatile array of comfortably proportioned rooms, the property lies centrally within generous gardens which offer views across the Shropshire Union Canal and feature a detached double garage.

## SITUATION

Leofwine lies at the heart of the semi-rural village of Bettisfield, which nestles on the England/Wales border amongst a network of quiet country lanes and public footpaths, with the Shropshire Union Canal serving as a picturesque backdrop. The nearby towns of Ellesmere and Whitchurch cater to day-to-day requirements and the county centres of Shrewsbury and Wrexham provide a wider range of amenities. The thriving cities of Chester, Liverpool, and Manchester sit to the north and are reachable by car in under 90 minutes.

## THE PROPERTY

The ground floor of the property is principally accessed from the north into welcoming Entrance Hall, from where doors lead to the right into a range of interconnecting Reception Rooms; with an impressive Living Room enjoying triple-aspect windows arranged around an open-fire set within an exposed brick inglenook, this leading through to a versatile Dining Room warmed by a multi-fuel burner ensconced within further exposed brickwork, with patio doors which exit onto the garden. Situated between the rooms and offering scope for a variety of onward usages, is a glorious Garden Room which enjoys wonderful views across the manicured lawns beyond.



Also accessed from the Entrance Hall is a well appointed Kitchen which features a range of solid oak units, this segueing through to a compact Breakfast Room ideal for more intimate occasions, this leading further through to a useful Utility Room with ample space for white goods and an inset Cloakroom.

Completing the ground floor accommodation is a well proportioned Study, ideal for those working from home, and a second Cloakroom.

The first floor continues the traditional refrain, with further exposed beams and ceiling timbers. Stairs rise to a galleried landing overlooking the Entrance Hall, from where access is provided into five comfortably sized Bedrooms, ideally arranged for family living, with the Principal Bedroom accompanied by integrated wardrobes and a stylish En-Suite Bathroom; the remaining are served by a family Shower Room situated alongside a linen closet.



## GARDENS

The gardens of Leofwine are of particular note and extend, in all, to around 0.30ac.

Accessed off a quiet country lane onto a private lane, brick pillars bearing the name of property lead on to a paved driveway providing ample space for a number of vehicles and positioned before a detached double Garage (approx. 5.8m x 5.8m) with two front access doors, storage space in the rafters, and with power and light laid on.

The gardens boast a desirable southerly aspect and envelope the property with expanses of well maintained lawns complemented by established trees and mature hedge boundaries.

Situated immediately beyond the Dining Room and accessed via patio doors which allow for a seamless transition between the internal and external space, is a covered seating area which gives on to a paved patio, the latter representing an ideal space for outdoor dining and entertaining.

## ==SCHOOLING

The property is conveniently situated for access to a number of well regarded state and private schools, including Welshampton C of E Primary, Newtown C of E Primary (Outstanding), Ellesmere Primary, Lakelands Academy, The Thomas Adams School, Ellesmere College, Moreton Hall, and Oswestry School.

## 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 are advised the property is served by mains electric and water. Heating is provided by an oil-boiler and drainage is to a private system.

## LOCAL AUTHORITY

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY.

## COUNCIL TAX

Council Tax Band – I

## DIRECTIONS

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Leave Ellesmere to the east via the A495, turning left just after The Mere to continue on this road. After around 3.9 miles, a right hand turn leads onto a country lane where, around 1 mile later, just after crossing the canal, a left hand turn leads onto Cadney Lane, where the property will be situated immediately 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 these sale particulars or these

## 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

### 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.



