



FOR SALE

Offers in the region of £525,000

The Griffin Farmhouse Dudleston, Ellesmere, SY12 9EQ

A well proportioned three-bedroom detached period farmhouse boasting around 2,400 sq ft of sympathetically presented living accommodation, a useful cellar, and generous gardens which extend to circa 0.30ac and enjoy far-reaching views across open countryside, idyllically situated within a popular rural hamlet convenient for Ellesmere.



Ellesmere (5 miles), Oswestry (8 miles), Wrexham (11 miles), Shrewsbury (22 miles).

All distances approximate.



- **Period Farmhouse**
- **Around 2,400 sq ft**
- **Sympathetically Presented**
- **Gardens ext to circa 0.30ac**
- **Unspoilt Countryside Views**
- **Idyllic Hamlet Location**

DESCRIPTION

Halls are delighted with instructions to offer The Griffin Farmhouse in Dudleston for sale by private treaty.

The Griffin Farmhouse is an elegant three-bedroom detached period farmhouse which has been lovingly maintained by the current vendor and which boasts around 2,400 sq ft of sympathetically presented living accommodation arranged across two generously proportioned floors.

The property is enviably situated within generous gardens which extend, in all, to around 0.30 ac and occupies a slightly elevated position above an unspoiled landscape of fields and farmland which unfold before it. Gated access leads off a quiet country lane onto a gravelled parking area with ample space for a number of vehicles, this complemented by expanses of lawn, paved seating areas, and floral beds.

SITUATION

The property occupies a particularly pleasant and slightly elevated position within the rural hamlet of Dudleston, which nestles amongst the rolling fields and open farmland of the north Shropshire landscape, with an abundance of quiet country lanes and public footpaths providing a haven for those with rambling and cycling interests. Despite its peaceful setting, the property retains a convenient proximity to the nearby centres of St. Martins and Ellesmere which, between them, provide a range of day to day amenities, including Schools, Supermarkets, Public Houses, Restaurants, Medical Facilities, and a range of independent shops, with the county centres of Wrexham and Shrewsbury positioned to the north and south respectively and enjoying a more comprehensive range of amenities.

SCHOOLING

The property is conveniently positioned for access to a number of well regarded state and private schools, including Crifftins C of E Primary, St. Martins School, Ellesmere Primary School, Lakelands Academy, Ellesmere College, Moreton Hall, and Oswestry School.

THE PROPERTY

The property is principally accessed via an Entrance Porch, from where a door leads through to a traditional Reception Hall featuring stairs which rise to the first floor and a door leading immediately to the left into a welcoming Sitting Room, this enjoying a window overlooking the picturesque landscape to the fore, alongside ample space for seating arranged around a central and particularly impressive exposed brick inglenook, which houses a Clearview multi-fuel burner.

Turning right from the Reception Hall one enters a classically appointed Dining Room, complete with exposed wood flooring, offering excellent potential for use as a Family Room or for more formal entertaining occasions. The Reception Hall culminates at a door which opens into a wonderfully sociable Kitchen/Breakfast Room, this serving as the heart of the home and warmed by an oil-fired AGA, whilst also featuring a selection of fitted units positioned before dual-aspect windows, with planned space for seating complemented by bi-folding doors which exit directly onto the garden and allow for a seamless transition between the internal and external elements of the home.

Completing the ground floor accommodation is a useful Laundry Room which leads through to a ground floor Shower Room, with, beyond the Kitchen, a series of semi-external rooms presently serving as a Utility Room incorporating a Belfast sink with shower attached, Boot Room, and two Stores.

Stairs rise from the Reception Hall to a first floor landing with recessed storage cupboard, from where doors allow access into three comfortably sized Bedrooms, each able to accommodate double beds and with the Principal Bedroom boasting an adjoining En-Suite Shower Room which comprises a walk-in shower cubicles, hand basin, and WC. The remaining two Bedrooms are served by a Family Bathroom which juxtaposes exposed wooden flooring with a modern white suite comprising a freestanding bath.



2 Reception
Room/s



3 Bedroom/s



3 Bath/Shower
Room/s



OUTSIDE

Accessed via a farm-style gate, a quiet country lane leads onto a gravelled parking area with ample space for a number of vehicles.

From the parking area, stepping stones set into a generous expanse of lawn interspersed with a range of floral beds and mature planting culminate at an attractive paved patio area, this representing an ideal spot for outdoor dining and entertaining, or simply enjoying the calibre of the setting. Immediately to the rear of the property, further paving is flanked by an area of lawn separated from the main gardens by timber fencing, providing a practical space for those with pets.

THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Sitting Room: 5.04m x 4.58m

Dining Room: 4.29m x 4.24m

Kitchen/Breakfast Room: 7.21m x 4.29m

Laundry Room: 3.00m x 2.48m

Utility Room: 2.91m x 1.89m

Shower Room:

Rear Boot Room: 3.20m x 2.90m

Store (external): 2.74m x 2.67m

Store (external);

Cellar: 4.36m x 4.29m

- First Floor -

Bedroom One: 5.04m x 4.46m

En-Suite:

Bedroom Two: 4.45m x 4.29m

Bedroom Three: 4.15m x 3.76m

Family Bathroom:

W3W

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DIRECTIONS

Leave Ellesmere to the north west via the B5068 in the direction of St.Martins until, around 3.5 miles later, a right hand turn leads onto a quiet country lane (signposted Dudleston). Proceed on this lane for a further 1 mile where, immediately after a right hand turn (signposted Dudleston Church), the property will be situated on the right and identified by a Halls "For Sale" board.

SERVICES

We are advised that the property benefits from mains water and electrics. Heating is provided by an oil-fired boiler and drainage is to a private system.

TENURE AND POSSESSION

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

COUNCIL TAX

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

LOCAL AUTHORITY

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

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.

FOR SALE

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Approximate Area = 2343 sq ft / 217.6 sq m
 Cellar = 287 sq ft / 26.6 sq m
 Outbuilding = 26 sq ft / 2.4 sq m
 Total = 2656 sq ft / 246.7 sq m
 For identification only - Not to scale

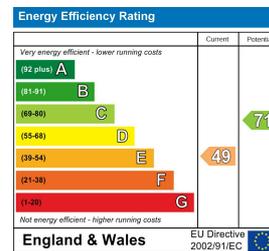


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n2chem 2026. Produced for Halls. REF: 1405208

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



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