

THE OLD PADLOCK 14A HIGH STREET

| ELLESMERE | | SY12 0EP







A comprehensively renovated four-bedroom period town centre home boasting over 2,100 sq ft of beautifully reimagined living accommodation, alongside ample parking and attractively landscaped gardens; conveniently situated in a delightfully secluded position within the heart of Ellesmere.

Offers in the region of £420,000





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- **Comprehensively Renovated**
- **Over 2,100 sq ft**
- **Beautifully Presented**
- **Attractive Gardens**
- **Ample Parking**
- **Secluded Town Centre Location**

DESCRIPTION

Halls are delighted with instructions to offer The Old Padlock, 14a High Street, in Ellesmere for sale by private treaty.

The Old Padlock is a particularly appealing and deceptively spacious period property occupying a convenient position in the heart of Ellesmere. Extending to approximately 2,163 sq ft, the property has been comprehensively renovated and beautifully presented throughout, combining the character of the original building with an excellent standard of contemporary finish. Arranged over four levels, the accommodation provides four bedrooms, generous living space, three well-appointed bath/shower rooms and useful cellar accommodation.

Externally, the property benefits from attractive and recently improved enclosed gardens, including gravelled seating areas and a generous lawn, providing an unusual amount of private outside space for such a central town position. Offered for sale with no onward chain, Old Padlock represents a rare opportunity to acquire a substantial and ready-to-occupy home within Ellesmere.

SITUATION

The Old Padlock is positioned in particularly secluded yet convenient location within the heart of the historic market town of Ellesmere, which boasts a range of day-to-day amenities, including Schools, Supermarket, Public Houses, Medical Facilities, and a range of independent shops.

Ellesmere is renowned for its Mere, a glacial lake which forms the focal centre of the town and provides opportunities for walking and enjoying the beauty of the landscape, with further walks available along the local branch of the canal network and the undulating countryside which encompasses the town.

Further afield, the larger towns of Oswestry and Whitchurch are easily accessible by road, as is the county centre of Shrewsbury which lies to the south and enjoys a more comprehensive offering of amenities, including cultural and artistic attractions.

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 Morton Hall.

DIRECTIONS

From our Ellesmere office, proceed on foot due east along High Street where, situated alongside ADT Carpets, a walkway leads through to the property. Vehicular access is provided by turning on Birch Road and then onto Dairy Grove, which culminates at the property.





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THE PROPERTY

Old Padlock has undergone an extensive programme of renovation and improvement, resulting in a stylish and highly practical home whilst retaining elements of its original character. The accommodation is notably spacious, with exposed brickwork and traditional timber doors sitting comfortably alongside contemporary finishes, modern radiators and carefully considered lighting.

The ground floor centres around an impressive kitchen and dining room, fitted with an extensive range of shaker-style cabinetry, integrated appliances and a substantial central island incorporating breakfast seating. The room provides ample space for dining and informal seating and enjoys direct access to the outside. A separate sitting room provides a generous reception space, whilst the entrance hall also gives access to a cloakroom and utility area. Stairs descend to the lower-ground floor, where two useful cellar rooms offer excellent storage and further versatility.

The principal bedroom occupies a substantial part of the first floor and incorporates a dressing area and en-suite shower room. Two further bedrooms and a beautifully finished family bathroom, featuring a freestanding bath and contemporary fittings, complete this level. The second floor provides a spacious fourth bedroom with rooflights and a further bathroom, creating particularly flexible accommodation for family life, guests or home working.

OUTSIDE

The outside space has been thoughtfully landscaped to provide easily maintained and private areas for sitting and entertaining. Immediately adjoining the house is an enclosed gravelled courtyard-style area, well suited to outdoor furniture and dining.

Beyond is a larger lawned garden, enclosed by fencing and mature boundaries and providing a particularly attractive setting within the town centre. A further gravelled area links the house and garden and adds additional practical outside space.

TENURE & POSSESSION

The property is understood to be of freehold tenure, with vacant possession to be granted upon completion.

LOCAL AUTHORITY

Shropshire Council.

SERVICES

The property is understood to be served by mains water, drainage, electric, and gas.

COUNCIL TAX

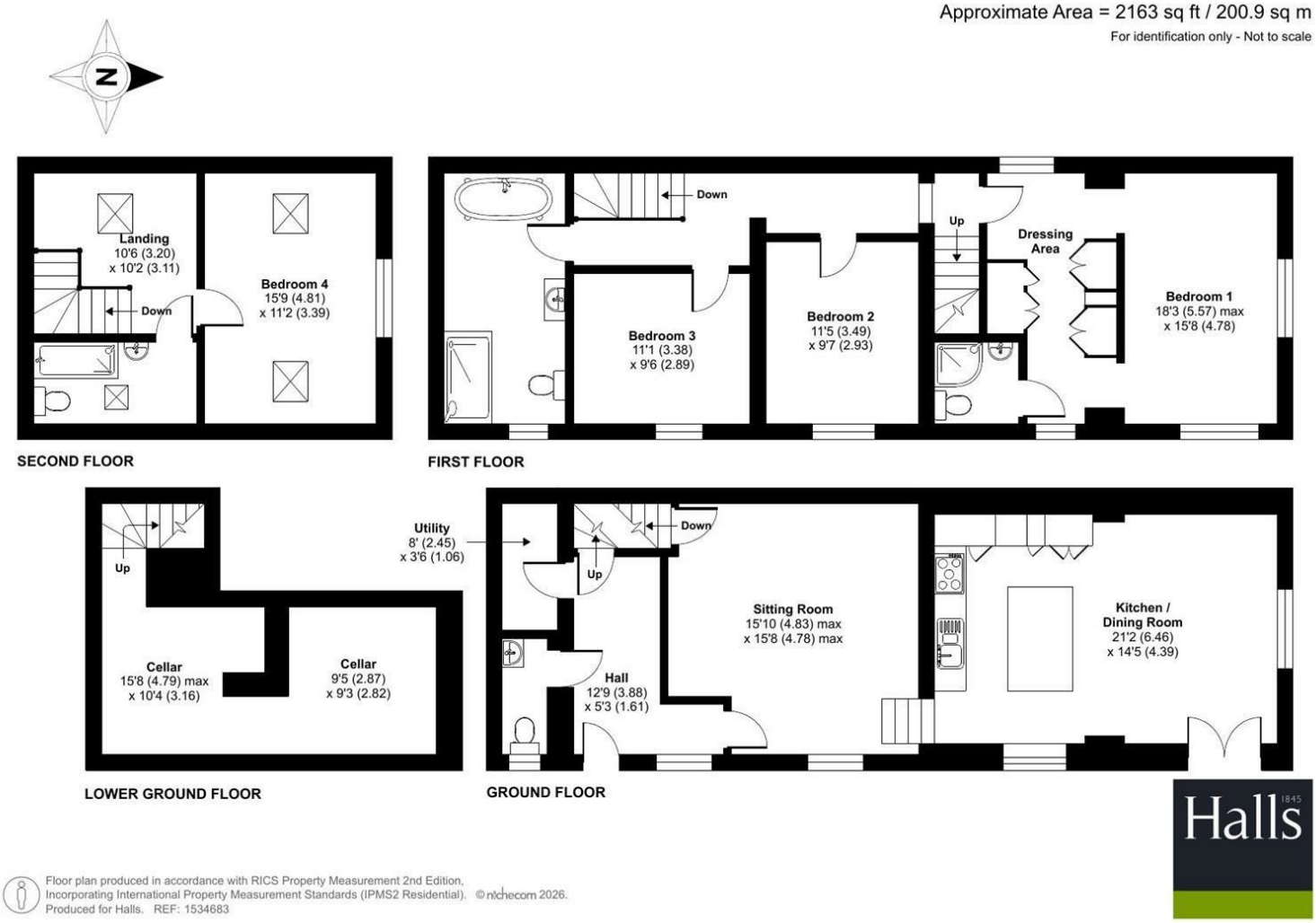
The property is shown as being within council tax band B on the local authority register.

VIEWINGS

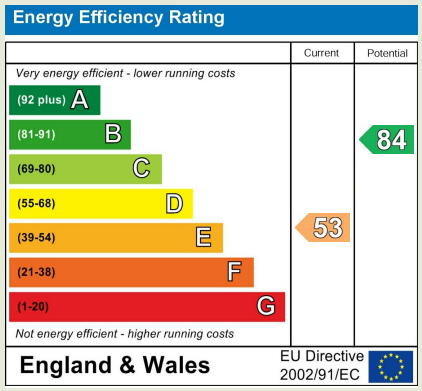
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

Approximate Area = 2163 sq ft / 200.9 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). ©nichecom 2026. Produced for Halls. REF: 1534683



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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ELLESMERE SALES

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