



BRIDGE END

LOWER FRANKTON | OSWESTRY | SY11 4PB





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Ellesmere 4 miles | Oswestry 7 miles | Wrexham 15 miles | Shrewsbury 18 miles | Chester 29 miles
(all mileages are approximate)

A SUBSTANTIAL CANAL SIDE PROPERTY SET WITHIN GENEROUS GARDENS

Over 2,000 sq ft of Living Accommodation
Gardens ext. to approx 0.25ac
Circa 145ft of Canal Frontage with Mooring
Double Garage
No Onward Chain



Ellesmere Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Bridge End is a substantial five-bedroom detached home providing over 2,000 sq ft of well maintained and flexibly arranged living accommodation, with a range of versatile reception rooms complemented by five bedrooms situated across two generous floors.

The property is situated within wonderfully kept gardens which extend to approx. 0.25ac, these comprising established floral beds, areas of lawn, attractive seating areas and, most notably, canal frontage with mooring.

SITUATION

The property occupies a truly exquisite position within the rural hamlet of Lower Frankton on the banks of the Llangollen Branch of the Shropshire Union Canal, providing immediate access to a network of towpaths, country lanes, and public footpaths which make it a haven for those seeking a more tranquil setting.

Lower Frankton is conveniently situated broadly equidistant between the picturesque town of Ellesmere and the thriving market town of Oswestry which, between them, offer a range of day to day amenities. The county centres of Shrewsbury, Wrexham, and Chester all lie within easy reach and nearby Gobowen and Wem enjoy rail links to the wider area.

PROPERTY

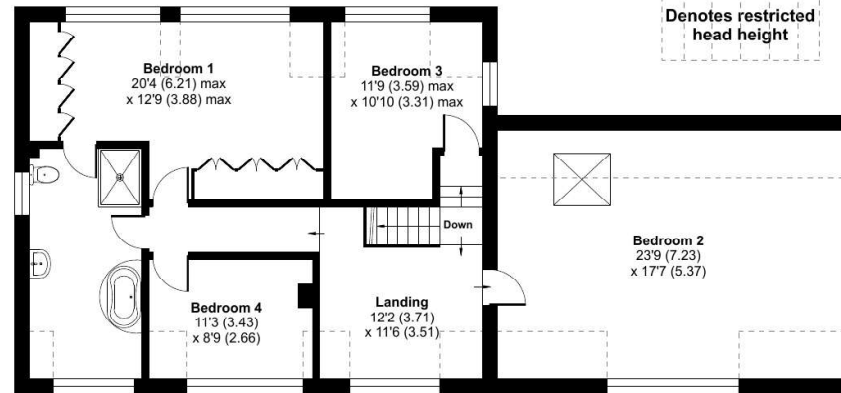
The property is principally accessed by a side door which opens into an Entrance Hall with Cloakroom to the side. From the Entrance Hall, a door provides access into an interconnecting array of versatile Reception Rooms which afford the home a particularly sociable feel and make it ideal for entertaining and family moments alike. The Reception Rooms emerge into a glazed Conservatory, which offer splendid views across the gardens, whilst also leading through to a compact Kitchen comprising a selection of fitted base and wall units, alongside a window which overlooks the canal.



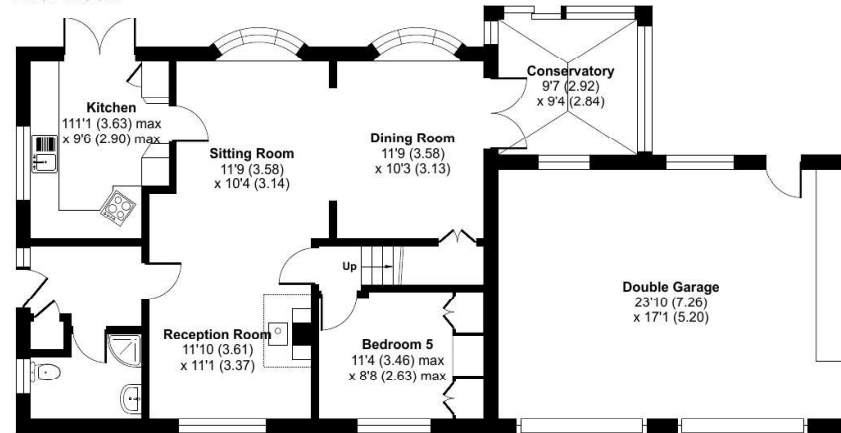
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1438420

A door opens from the Sitting Room into a stairwell, from where stairs rise to the first floor and a further door allows access into a ground floor Bedroom with recessed storage, with the room ideal for guests, those with mobility concerns, or for use as a Study, the latter being of particular interest for those buyers looking to work from home and enhancing the property's versatility.

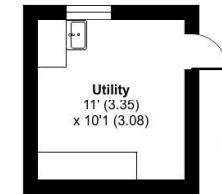
To the first floor is a spacious landing which has previously served as a Study Area, and from where access is provided into four comfortably-sized Bedrooms, each enjoying elevated views across the surrounding landscape. Of particular note is Bedroom Two which extends to over 400 sq ft and which has previously served as a substantial Hobby Room. The Bedrooms are served by a well appointed Bathroom with a Jack & Jill door leading directly into Bedroom One.



FIRST FLOOR



GROUND FLOOR

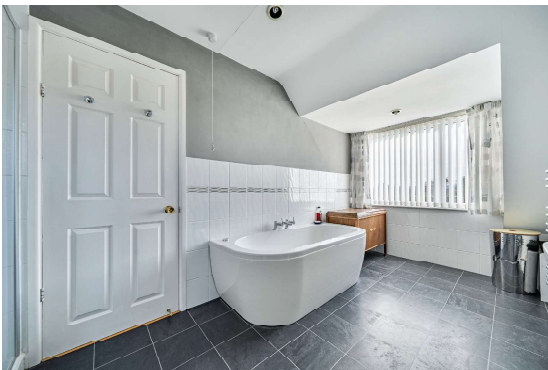


OUTBUILDING

Approximate Area = 1868 sq ft / 173.5 sq m
Limited Use Area(s) = 194 sq ft / 18 sq m
Garage = 408 sq ft / 37.9 sq m
Outbuilding = 111 sq ft / 10.3 sq m
Total = 2581 sq ft / 239.7 sq m

For identification only - Not to scale





GARDENS

The gardens of Bridge End provide a haven for wildlife and are truly the jewel within the property's crown, extending, in all, to around 0.25ac.

Doors exit directly from the Conservatory onto an attractive paved patio which overlooks the well maintained gardens towards the canal, and represents an idyllic spot for outdoor dining and entertaining, or for simply appreciating the calibre of the setting. The patio leads on to lovingly tended gardens which comprise areas of shaped lawn, established planting, mature trees, and a Greenhouse with power laid on, all culminating at steps which segue past soft fruit trees to a brook which marks the boundary. The northern boundary immediately abuts the Llangollen Branch of the Shropshire Union Canal, allowing for serene views. Mooring bollards are in place and we are advised that mooring is possible with permits from the Canal and River Trust, making the property a boating enthusiasts dream.

To the fore and side of the property is parking, the former of which leads on to an integral double garage (approx. 7.26m a 5.20m), with two metal up-and-over front access doors and with power and light laid on.

The gardens also boast a detached brick-built outbuilding presently serving as an external Utility Room.

SCHOOLING

Within a short drive are a number of highly rated state and private schools including Ellesmere Primary, Lakelands Academy, Whittington CofE Primary, The Marches, Ellesmere College, 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 understand that the property has the benefit of mains water, FTTP, and electric. Drainage is provided to a private system

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

Council Tax Band – E

W3W

What3Words ///strikers.next.utter

DIRECTIONS

Leave Ellesmere via the A495 in the direction of Oswestry, continuing for around 2.6 miles until, shortly after cresting The Brow, a left hand turn (signposted Lower Frankton) leads towards Lower Frankton. Proceed on this lane for 0.9 miles, continuing straight on when the road veers to the right, and turning right shortly after to pass over the canal bridge, where the property will be situated immediately on the left and 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 outgoing 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. 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.



