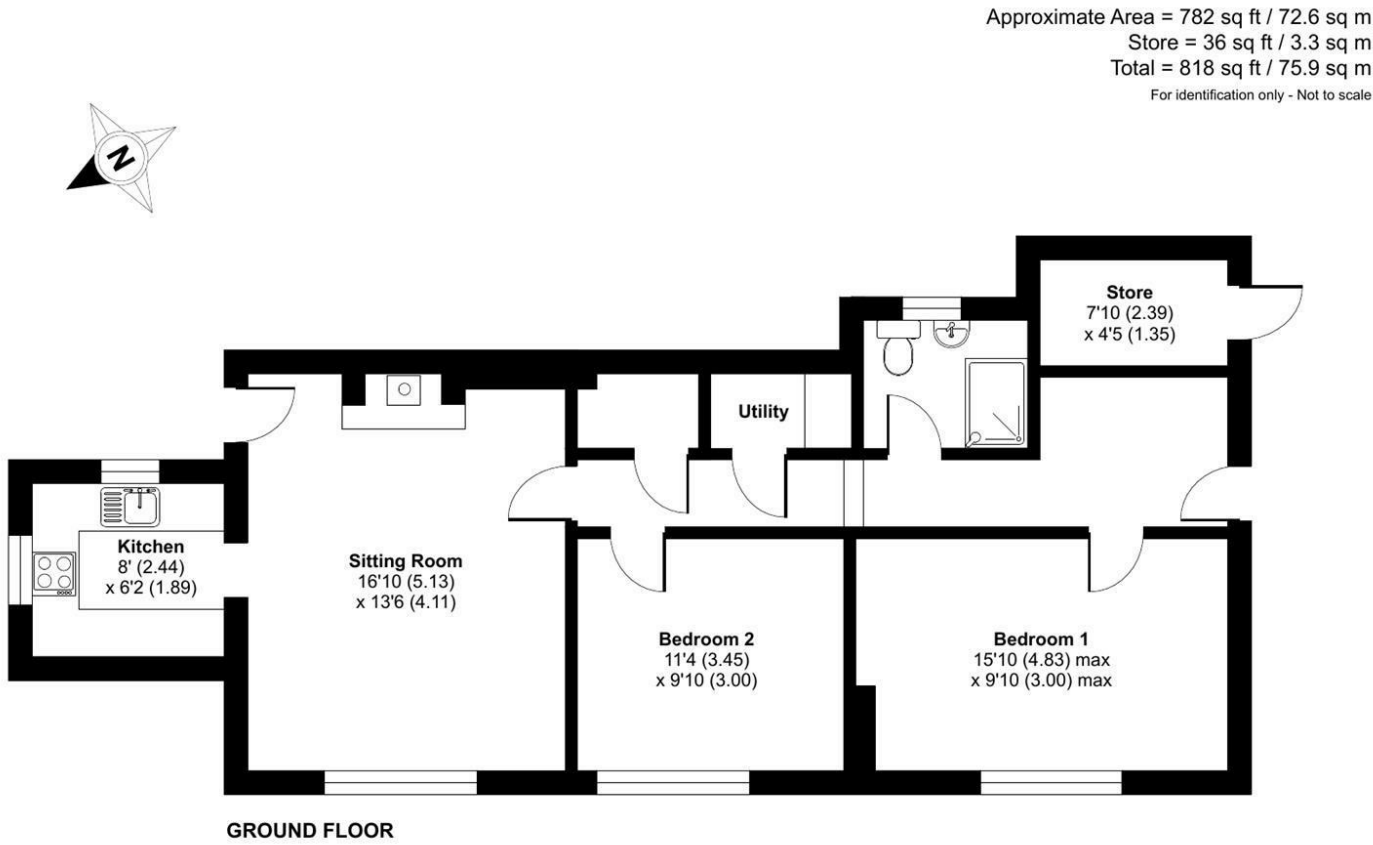


FOR SALE

The Old School Cottage, Lower Hordley, Ellesmere, Shropshire, SY12 9BH



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2025. Produced for Halls. REF: 1326455

FOR SALE

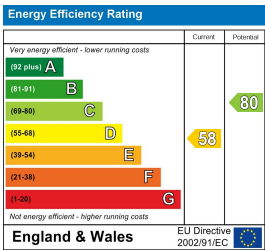
Offers in the region of £225,000

The Old School Cottage, Lower Hordley, Ellesmere, Shropshire, SY12 9BH

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 Rating



A characterful former schoolhouse converted to a stylish and recently modernised two bedroom single-storey cottage accompanied by wonderful gardens and ample off-street parking, enviably positioned within the rural hamlet of Lower Hordley.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@halls.gb.com



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Ellesmere (4 miles) Baschurch (6 miles) Oswestry (8 miles) Shrewsbury (14 miles)


All distances approximate



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- **Converted Former Period Schoolhouse**
- **Much Improved and Modernised**
- **Bungalow**
- **Generous and Attractive Gardens**
- **Driveway Parking**
- **Rural Hamlet Location**

DESCRIPTION
Halls are delighted with instructions to offer The Old School Cottage in Lower Hordley for sale by private treaty,

The Old School Cottage is understood to have begun life as school rooms serving the educational needs of the parish and has, since, been renovated, converted, and extended to, whilst retaining the period charm of the building, now offer over 750 sq ft of impeccably presented and recently modernised living accommodation arranged across one, deceptively spacious floor, this comprising a Living/Dining Room, Kitchen, Inner Hallway, two Bedrooms, and a Shower Room.

Externally, the property is complemented by generous gardens which have, again, been subject to substantial improvement works by the current vendors and now provide a wonderful accompaniment to the home, whilst extended to 0.10ac and comprising an attractive paved patio area which rises to a well-maintained lawn bordered by maturing floral beds and a productive "cottage" garden.

SITUATION
The Old School Cottage is situated within the rural hamlet of Lower Hordley which nestles within the rolling fields of the noted north Shropshire landscape and, as such, enjoys access to a network of quiet country lanes, footpaths, and bridleway, making it particularly appealing to those with rambling, cycling, or equestrian interests. Whilst enjoying all that's best about the great British countryside, the property retains a convenient proximity to the nearby towns of of Ellesmere and Oswestry, both of which provide an array of amenities, including Schools, Supermarkets, Medical Facilities, Restaurants, and Public Houses; with the county centre of Shrewsbury located around 15 miles to the south and offers a more comprehensive range of facilities, including cultural and artistic attractions.

SCHOOOLING
The property is within a convenient proximity of a number of well regarded state and private schools, including Cockshutt C of E Primary, Weston Lullingfields Primary, West Felton C of E Primary, Ellesmere Primary School, Lakelands Academy, Ellesmere College, Oswestry School, Packwood Haugh, and Adcote School for Girls.

DIRECTIONS
Leave Ellesmere via Birch Road and, immediately after crossing the canal bridge, turn left onto a country lane. Proceed on this lane, passing Ellesmere College on the left and continuing through the hamlet of Lee until reaching a T junction in the centre of Lower Hordley, where the property will be situated on the left.

W3W
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THE PROPERTY
The property provides principal access via a front door which opens into a well-proportioned and stylishly presented Living/Dining Room, with partially panelled walls, a window onto the side elevation, and a centrally positioned multi-fuel burner set within a traditionally-styled hearth and surround, alongside a planned walkway leading into an adjoining Kitchen which features a recently installed and fully-fitted kitchen comprising a selection of base and wall units with work surfaces over and a range of integrated appliances.

From the Living/Dining Room, a further door provides access into an Inner Hallway, this boasting a number of useful recessed storage cupboards (one of which presently serves as a Utility Space) and culminating at a widened area ideal for a bookshelf or similar, from where an external doors offers direct access onto the rear gardens. Accessed of the Hallway are two well-proportioned Bedrooms, both offering ample space for double beds and with windows onto the side elevation, and with Bedroom One extending to an impressive circa 150 sq ft. Completing the living accommodation is modern Shower Room which has, again, been recently improved to now feature a sophisticated white suite containing a walk in 1.5 man shower, low-flush WC, and hand basin.

OUTSIDE
The property is approached over recently improved front gardens which comprise a gravelled area positioned to the side of established floral beds, with, to the south-west of the cottage, a gravelled parking area providing ample space for at least two vehicles and a gate which leads to the rear gardens.

The gardens of The Old School Cottage are a notable feature and extend, in all, to around 0.10ac whilst having been subject to substantial improvement works by the current vendors and now offering a wonderful accompaniment to the home by way of an attractive patio area positioned directly to the rear of the property, this rising to an expanse of well-maintained lawns bordered by well-stocked floral beds and retained within established high-level hedging. To the rear of the gardens are a selection of vegetable/fruit beds ideal for those seeking sustainable living and joined by a timber garden storage shed.

THE ACCOMMODATION COMPRISES
Living/Dining Room: 5.13m x 4.11m
Kitchen: 2.44m x 1.89m
Inner Hallway
Bedroom One: 4.83m x 3m
Bedroom Two: 3.45m x 3m
Shower Room

SERVICES
We are advised that the property is served by mains water, drainage, and electricity. Heating is provided by a recently installed oil-boiler.

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 B on the local authority register.

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

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