BOWEN

PROPERTY SINCE 1862

Asking Price £541,500

3 Bedrooms 3 Bathrooms

Farthings, Lyneal Lane, Welshampton, Ellesmere, SY12 0PH

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General Remarks

Impressive spacious individually designed detached 3/4 bedroom bungalow with garage occupying good size corner plot location in the popular village of Welshampton which is situated approximately 3 miles from the popular market town of Ellesmere in the heart of what is known as ‘Shropshire’s Lake District’ due to its Meres.

'Farthings' is an immaculately presented home which has been attentively designed for today's modern lifestyle. The agents highly recommend an early viewing to fully appreciate this exclusive property.

Location: Situated within the popular village of Welshampton close to the market towns of Ellesmere, Whitchurch and Wem which offer a large range of amenities and recreational facilities. It is also ideally situated for access to the larger centres of Wrexham, Chester, Oswestry, and Shrewsbury as well as the motorway network beyond. The area is well served for excellent state and public schools, including Welshampton C of E primary school. Rail links are available at the nearby village of Gobowen with direct services to Wrexham, Chester, Shrewsbury and Birmingham.

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Old Town Hall The Square Ellesmere Shropshire SY12 0EP

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Covered Entrance Porch: Tile floor.

Entrance Door with side glazed panel:

Entrance Hall: Kardean flooring throughout property. Walk-in store cupboard with shelves and lighting, radiator.

Snug/Office: 12' 0'' x 9' 10'' (3.65m x 2.99m) Radiator.

Open Plan 'L' Shaped Living/Kitchen/Dining Area: Dual aspect windows. Matching wall lights.

Dining Area: 13' 6'' x 12' 0'' (4.12m x 3.65m) Radiator

Lounge Area: 19' 2'' x 9' 1'' (5.85m x 2.77m) Two sky lights with electric operated blinds, double doors opening onto patio area and garden.

Breakfast Kitchen: 19' 2'' x 16' 0'' (5.85m x 4.87m) Spotlights to ceiling. Range of fitted wall cabinets and matching base units with quartz worktop surface and upstands above also down and under lights to units. Built-in appliances to include two 'Neff' electric fan assisted ovens with 'slide and hide' doors, four ring induction hob with angled chimney cooker hood. 1.5 bowl sink unit and drainer. Centre island including usb points. Radiator. Door into garage/utility.

Garage and Utility Area: 19' 1'' x 17' 8'' (5.82m x 5.39m) electrically operated door and personnel door to the rear.

Utility Area within garage: Fitted base units with worktop surface above inset stainless steel sink unit and drainer, partly tiled walls. Spaces for washing machine and tumble dryer.

Inner Hallway: Loft access hatch via ladder, loft being partly boarded.

Bedroom One: 19' 0'' x 11' 3'' (5.79m x 3.43m) Dual aspect windows and french doors opening onto a patio area and rear garden. Walk-in dressing area with rail and shelves.

Fully Tiled Wetroom: 12' 1'' x 9' 10'' (3.69m x 2.99m) Wash hand basin, low level flush, panel bath, mains fed shower, heated towel rail, radiator, extractor fan & extractor fan to ceiling.

Bedroom Two: 12' 2'' x 11' 8'' (3.70m x 3.56m) Range of fitted wardrobes to one wall with hanging rail and shelving. Radiator.

En-Suite Shower Room: 11' 2'' x 6' 0'' (3.40m x 1.82m) Walk-in double shower cubicle with multi-function shower system, duckboard base, wash hand basin with tile splash, low level flush w.c., heated towel rail, shaver point.

Bedroom Three: 9' 11'' x 9' 0'' (3.01m x 2.74m) Radiator.

Bathroom: 9' 0'' x 5' 3'' (2.74m x 1.60m) Matching suite comprising: panelled bath with partly tiled walls together with mains fed shower and shower screen above, low level flush WC and wash hand basin with tiled splashback. Heated towel rail.

Bedroom Four: 9' 10'' x 7' 10'' (2.99m x 2.39m) Radiator.

Outside: 'Farthings' is approached off a country lane through double wooden entrance gates onto a brick block paved drive which also offers ample parking and turning space. The gardens surround the property and are mainly laid to lawn enclosed by mature trees and hedges providing privacy. A variety of established shrubs and flowering plants are interspersed throughout the gardens together with a vegetable garden. Wrap around patio providing several seating areas. Timber garden shed, external lighting and external wall tap.

Summer House : 0' 0'' x 0' 0'' (0m x 0m) Timber construction and separated into two compartments. power and light available (having its own electricity supply). Raised wrap around patio area. This building lends itself to a number of alternative uses.

Tenure: We understand the property is freehold with vacant possession upon completion.

EPC Rating 50|E Council Tax Band 'F':

Services: We understand the property is connected to mains electricity and water. Private drainage. Oil heating.

Local Authority: Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ Tel: 0345 678 9000

Directions: From Ellesmere head south out of the town A528 towards Shrewsbury. Proceed past the Mere taking the first left signposted for Whitchurch A495. Continue for around 4 miles until entering the village of Welshampton. On entering the village take the first right after the Church into Lyneal Lane where Farthing will be will be identified on the left handside by the agents For Sale board.

What3Words///many.whirlpool.yield:

Farthings, Welshampton, SY12 0PH

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Total Area: 199.9 m² ... 2152 ft² (excluding summer house)

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