



**FOR SALE**

Offers in the region of £379,995

## Oak Villa Bagley, Ellesmere, Shropshire, SY12 9BW

A characterful three-bedroom semi-detached period country cottage situated in around 1.09ac of land and gardens which feature a range of versatile outbuildings and offer an outlook over open countryside, peacefully situated within the rural hamlet of Bagley, near Ellesmere.



Ellesmere (4 miles), Baschurch (5 miles), Oswestry (10 miles), Shrewsbury (14 miles)

All distances approximate.



- Country Cottage
- Period Features
- Attractive Gardens
- Ext. to approx. 1.09ac
- Range of Versatile Outbuildings
- Rural Hamlet Location

## DESCRIPTION

Halls are delighted with instructions to offer Oak Villa in Bagley, near Ellesmere, for sale by private treaty.

Oak Villa is a semi-detached three-bedroom country cottage which has, over the years, been extended to now provide over 1,200 sq ft of sympathetically presented living accommodation complete with a range of period features. On the ground floor, two versatile reception rooms are joined by a kitchen with adjoining shower room and utility room, these complemented by three first floor bedrooms, the principal of which boasts an en-suite and dressing area.

Oak Villa is situated within land and gardens which extend, in all, to around 1.09ac, or thereabouts. The gardens enjoy a broadly southerly aspect and offer a view across open farmland, whilst comprising expanses of lawn, mature hedging, established floral beds, and attractive seating areas. The land has most recently been utilised in connection with the vendor's machinery business and, as such, features useful areas of hardcore but could serve a variety of onward usages, be that as simply large gardens or for equestrian or hobby farming.

## SITUATION

Oak Villa is situated in the midst of rolling countryside and open farmland on the perimeter of the rural hamlet of Bagley, which lies roughly equidistant between the popular village of Baschurch and the lakeland town of Ellesmere, both of which provide a respectable range of day to day amenities, including Schools, Supermarket, Medical Facilities, Public Houses, Restaurants, and independent shops, whilst retaining a convenient proximity to the larger town of Oswestry to the west and Shrewsbury to the south, the latter being the county centre with a range of cultural and artistic attractions.

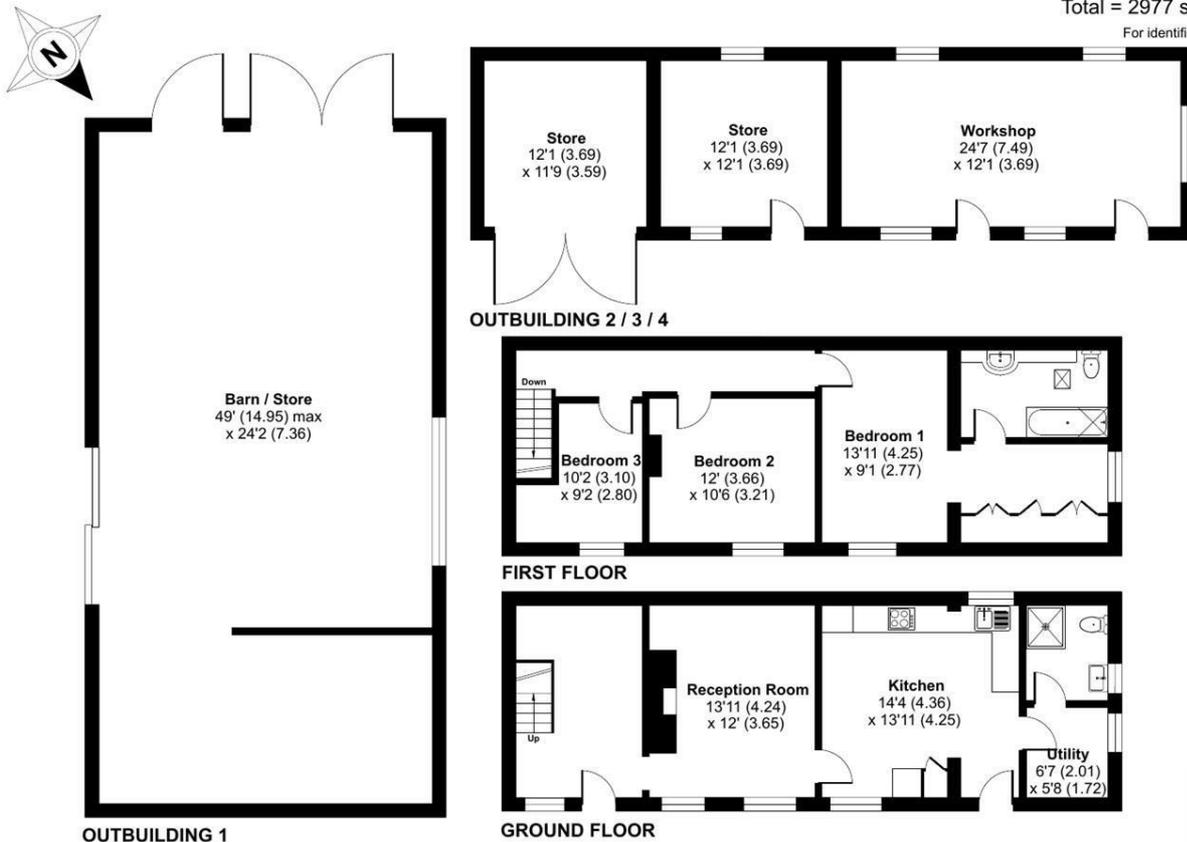
## DIRECTIONS

Leave Ellesmere via Birch Road in the direction of Tetchill, turning left onto a country lane shortly after crossing the canal bridge. Continue on this lane, passing through the hamlet of Lee, until reaching a T junction in Lower Hordley; here, turn left and continue for around 0.6 miles where, shortly after passing ABP, the property will be situated immediately on the right.



Approximate Area = 1206 sq ft / 112 sq m  
 Outbuildings = 1771 sq ft / 164.5 sq m  
 Total = 2977 sq ft / 276.5 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). © nixecom 2026. Produced for Halls. REF: 1430539



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



### THE PROPERTY

The property is principally accessed via a door which opens into a traditionally styled kitchen featuring an array of fitted base and wall units lit by dual aspect windows, these centred around a planned space for a breakfast or dining table. Turning right from the kitchen, one enters a useful utility room with a window overlooking the side elevation, this then leading through to a well appointed shower room featuring a shower cubicle, hand basin, and WC.

Turning left from the kitchen, the property flows through to two versatile reception rooms, these currently utilised as a living room and dining room respectively, with the latter comprising stairs which rise to the first floor, a window overlooking the rear gardens, and a door which exits into the same. The living room boasts two windows onto the rear alongside ample space for seating positioned before an exposed brickwork fire-surround housing an electric "log burner" style heater.

Stairs rise from the dining room to a first floor landing where doors provide access into three comfortably sized bedrooms, each benefiting from windows which offer elevated views across the rear gardens and the countryside beyond. The principle bedroom has the additional advantage of an adjoining en-suite bathroom and a separate dressing area containing integrated storage cupboards.

### OUTSIDE

The property is accessed via secure double-width gates which lead on to a parking area ideal for both vehicles and machinery, this flanked to one side by attractive and well kept gardens which enjoy a desirable southerly aspect and comprise expanses of lawn complemented by lovely seating areas, well-stocked floral beds, mature trees, and established hedging.

### LAND

The property nestles within land and gardens which extend, in all, to around 1.09ac, or thereabouts, with the land lying to the south of the gardens. Most recently the land has been utilised in connection to the vendor's machinery business, being predominately in grass but with a useful hardcore track ideal for manoeuvring and storage. The land could readily serve a multitude of interests, with excellent potential for grazing a variety of livestock and may hold potential for equestrian or agricultural development (LA consent permitting).

### OUTBUILDINGS

Oak Villa is accompanied by a number of versatile outbuildings:

Workshop/Store: Approx. 14.87m x 3.69m

Of predominately timber construction and divided into three distinct areas, each with external access.

Machinery/Storage Barn: Approx. 14.99m x 7.36m

With timber cladding and large double-opening vehicular access doors at one end.

### THE ACCOMMODATION COMPRISES

- Ground Floor -

Kitchen: 4.36m x 4.25m

Utility Room: 2.01m x 1.72m

Shower Room:

Living Room: 4.24m x 3.65m

Dining Room: 3.89m x 3.65m

- First Floor -

Bedroom One: 4.25m x 2.77m

En-Suite/Dressing Area;

Bedroom Two: 3.66m x 3.21m

Bedroom Three: 3.1m x 2.80m



### **SERVICES**

We are advised that the property benefits from mains water and electrics. The heating is oil-fired and drainage is provided by a private system, shared with the neighbouring property.

### **TENURE**

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

### **LOCAL AUTHORITY**

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

### **COUNCIL TAX**

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

### **ANTI-MONEY LAUNDERING (AML)**

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

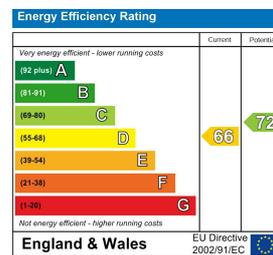
Oak Villa Bagley, Ellesmere, Shropshire, SY12 9BW



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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



01691 622602

Ellesmere Sales

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW

E: ellesmere@hallsgb.com



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