

**FOR SALE**

Offers in the region of £625,000

## The Laurels Foxholes, Wem, Shrewsbury, SY4 5UJ

A charming three/four-bedroom detached country property boasting versatile living accommodation retaining a range of character features, useful outbuildings, and land and gardens extending to around 7 acres, peacefully situated in a popular rural hamlet convenient for Wem and Ellesmere.



Wem (3 miles), Ellesmere (8 miles), Shrewsbury ( 13 miles), Wrexham (19 miles).

All distances approximate.



- **Country Property**
- **Characterful Living Accommodation**
- **Attractive Gardens**
- **Extending to approx. 7 acres**
- **Range of Outbuildings**
- **Rural yet Convenient Location**

## DESCRIPTION

Halls are delighted with instructions to offer The Laurels, Foxholes Wem for sale by private treaty.

The Laurels is an attractive period country cottage which has, over the years, been significantly extended and improved to now provide around 1,840 sq ft of characterful and flexibly arranged living accommodation ideal for families situated over two spacious floors, these comprising, on the ground floor, a Boot Room, Utility Room, Kitchen, Cloakroom, Office/Bedroom Four (with accompanying En-Suite), Dining Room, and Sitting Room, together with three first floor Bedrooms and a family Bathroom.

The property is positioned within land and gardens which extend, in all, to around 7 acres, or thereabouts, with a substantial gravelled parking area providing ample space for a number of vehicles leading on to attractive and well-tended gardens which surround the property and comprise areas of lawn interspersed by a plethora of established floral and herbaceous beds, alongside productive fruit and vegetable beds and planned seating areas ideal for al fresco dining.

Encompassing the gardens on two sides are grazing paddocks ideal for a variety of livestock, especially ponies and horses, with a further parcel of around 5.25 acres situated to the north and offering further scope for grazing.

The property is further complemented by a range of versatile outbuildings, namely a detached Workshop with Wash-down room, Store and Potting Shed to one side, alongside a substantial set of timber kennels (formerly serving the vendors' business) which contains pens and could be utilised for a variety of onward usages.

## SITUATION

The Laurels is situated in Foxholes which is a most private and unspoilt rural location in the heart of the noted North Shropshire countryside. Whilst enjoying this superb rural location, it is still conveniently located with regard to the nearby North Shropshire towns of Wem (2.5 miles) and Ellesmere (8 miles), both of which have an excellent range of local shopping, educational and recreational facilities. The county town of Shrewsbury (12.5 miles) is easily accessible by car and offers a more comprehensive range of amenities of all kinds. Shrewsbury, Wem and Whitchurch have main railway stations linked to Crewe, Manchester, Birmingham, North and South Wales.

## SCHOOLING

Within a short drive are a number of highly rated state and private schools including Newtown C of E Primary School (rated outstanding), The Thomas Adams School, St.Peters C of E Primary, Cockshutt C of E Primary, Ellesmere College, Shrewsbury School, Shrewsbury High School, The Priory, Prestefelde Prep., Packwood Haugh, Adcote School for Girls.

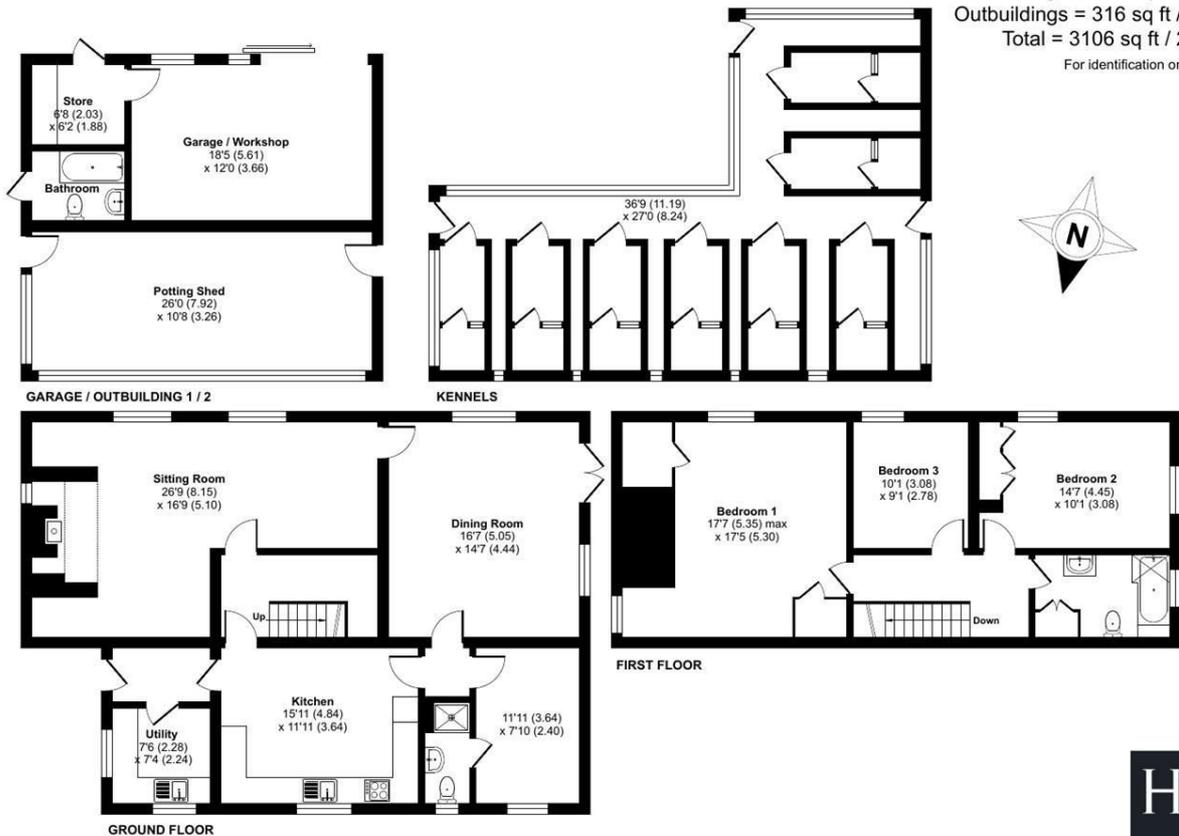
## DIRECTIONS

Leave Wem to the north via Lowe Hill Road, continuing for around 1.2 miles until, at a T junction, turn left and then immediately right onto a country lane. Proceed for around 0.8 miles when, at a crossroads, turn right (signposted Foxholes) where, after around 0.2 miles, the property will be situated on your left, identified by a Halls "For Sale" board.



Approximate Area = 1841 sq ft / 171 sq m  
 Kennels = 681 sq ft / 63.2 sq m  
 Garage = 268 sq ft / 24.8 sq m  
 Outbuildings = 316 sq ft / 29.3 sq m  
 Total = 3106 sq ft / 288.3 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). © nchecom 2025. Produced for Halls. REF: 1287373



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



4 Bedroom/s



2 Bath/Shower  
Room/s



### THE PROPERTY

The property provides principal access to the side into a Boot Room, ideal for storing muddy boots after walks around the network of local lanes or, indeed, the land accompanying the property, this leading immediately into a useful Utility Room containing space for white goods. From the Boot Room, a further door leads into the Kitchen, which contains a selection of base and wall units with a window onto the rear elevation overlooking the well kept gardens and the land beyond, alongside ample space for a breakfast or dining table; from the Kitchen, a door provides access into an Inner Hallway where a door opens into an Office with accompanying Shower Room, this room offers scope for use as a fourth Bedroom or guest accommodation.

Also accessed from the Inner Hallway is a Dining Room with views across the front gardens, ideal for more formal occasions or for use as a family Room or second Reception Room, depending on the needs of the buyer, and from where a door leads into a very generously proportioned Sitting Room with centrally positioned inglenook containing exposed brickwork and a multi-fuel burner.

A door leads from the Sitting Room into a further Inner Hallway which contains stairs which rise to the first floor landing, from where doors lead into three well-proportioned Bedrooms, two of which enjoy integrated storage/cupboard space and all of which boast wonderful views across the rolling north Shropshire landscape beyond. Completing the living accommodation is a family bathroom, which features an attractive white suite and partly tiled walls.

### OUTSIDE

The property is approached off a quiet country lane onto a substantial parking area with ample space for a number of vehicles, this positioned alongside a detached Workshop (approx. 600 sq ft in total) which contains a vehicular/general storage area, wash-down room, and further store, as well as a large Potting Shed perfect for those with horticultural interest.

The parking area leads on to attractive and well-maintained gardens which encompass the property and presently comprise areas of lawn interspersed by established floral and herbaceous beds, as well as a pond. The gardens offer a wonderful complement to the home and will be of particular interest to families. Positioned close to the property is a run of kennels built to accompany the vendors' previous business, with 8 individual pens ideal for housing a variety of animals.

To the north of the gardens are two interconnected grass paddocks, currently utilised for equestrian grazing, with access to the rear of the home and directly off the driveway, with to the rear of these, a further approx. 5.25 acre parcel of predominately flat grazing land. The land may offer scope for equestrian development (LA consent permitting).

### N.B

Kindly be aware that a public footpath runs from the road, alongside the house, and continues through the field at the rear of the property.

### THE ACCOMODATION COMPRISES

- Ground Floor -  
 Boot Room:  
 Utility Room: 2.28m x 2.24m  
 Kitchen: 4.84m x 3.54m  
 Cloakroom:  
 Office: 3.64m x 2.40m  
 Dining Room: 5.05m x 4.44m  
 Inner Hallway:  
 Sitting Room: 8.15m x 5.10m (max)

- First Floor -  
 Bedroom One: 5.35m x 5.30m  
 Bedroom Two: 4.45m x 3.08m  
 Bedroom Three: 3.08m x 2.78m  
 Family Bathroom:



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

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.

### **W3W**

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### **SERVICES**

We understand that the property has the benefit of mains electric and water. Drainage is to a private system.

### **TENURE**

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

### **LOCAL AUTHORITY**

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

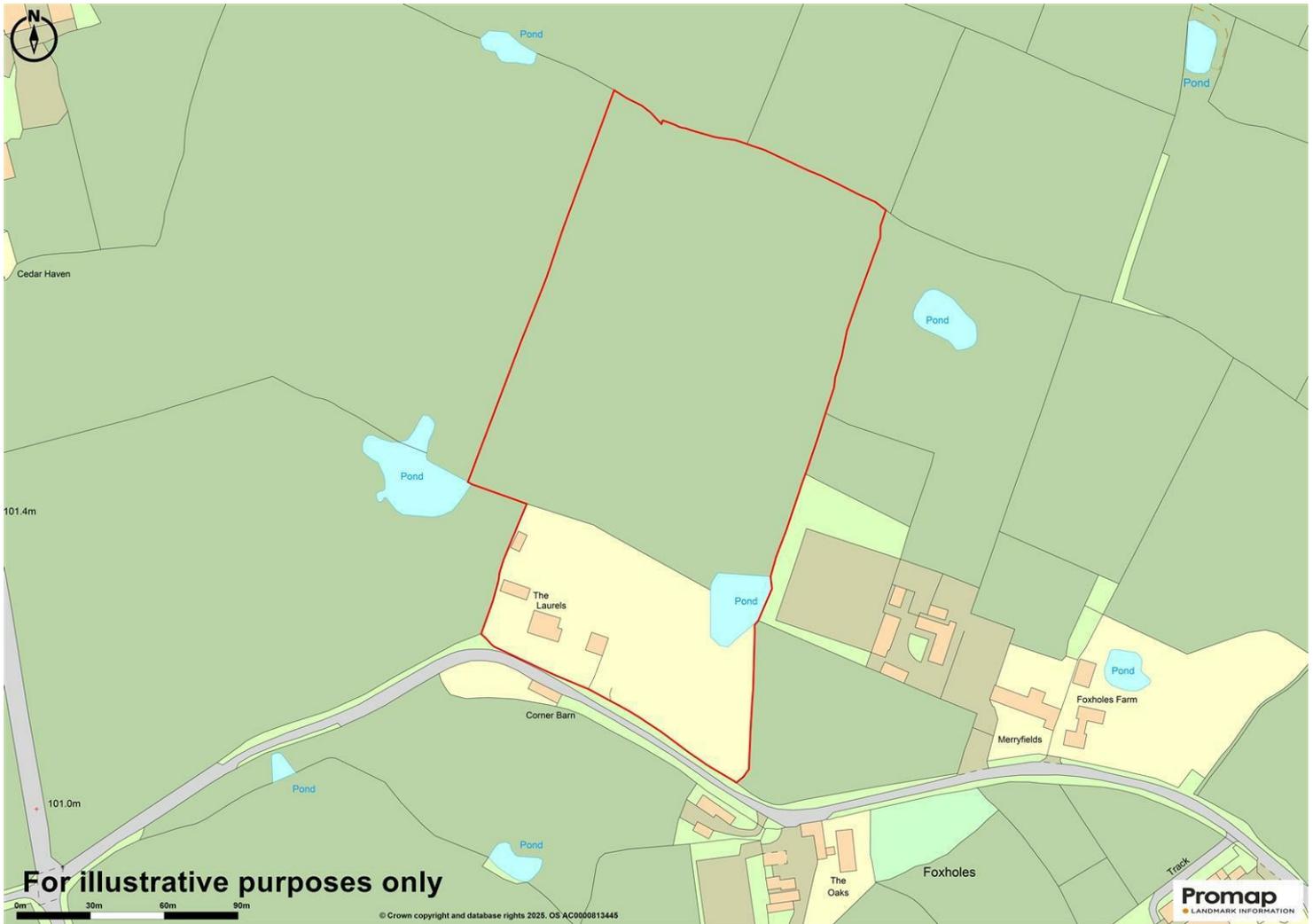
### **COUNCIL TAX**

The property is in band 'E' on the Shropshire Council Register.

### **VIEWINGS**

By appointment through Halls, The Square, Ellesmere, Shropshire, Tel: 01691 622602.

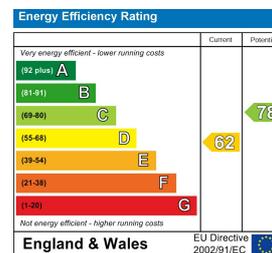
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend 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



01691 622602

Ellesmere Sales

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

E: ellesmere@hallsgb.com



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