

FOR SALE

1 Lymore Close, Nesscliffe, Shrewsbury, SY4 1BB



Approximate Area = 1659 sq ft / 154.1 sq m
Garage = 349 sq ft / 32.4 sq m
Total = 2008 sq ft / 186.5 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). © n\checon 2025. Produced for Halls. REF: 1382567



FOR SALE

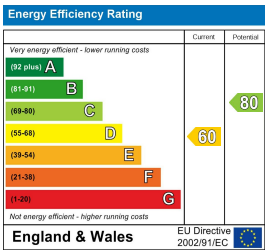
Asking Price £425,000

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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
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Nesscliffe (1.5 miles), Baschurch (5 miles), Shrewsbury (9 miles), Oswestry (10 miles)

All distances approximate



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Substantial Family Home
- Almost 1,700 sq ft
- Much Improved
- Gardens ext to approx. 0.41ac
- Detached Double Garage
- Rural Hamlet close to Nesscliffe

DESCRIPTION
Halls are delighted with instructions to offer 1, Lymore Close in Nescliffe for sale by private treaty.

1 Lymore Close is an impressively proportioned four-bedroom semi-detached family home which provides almost 1,700 sq ft of flexibly arranged and beautifully appointed living accommodation. The property has been carefully improved by the current vendors and now enjoys a range of generously sized reception rooms complemented by an attractive Kitchen and four Bedrooms, with the Master benefitting from an adjoining Dressing Room and En-Suite.

SITUATION
The property occupies an appealing and convenient location on the fringe of the hamlet of Wilcott, along a short cul-de-sac road and backing onto farmland. The neighbouring village of Nesscliffe offers a number of facilities including pub/restaurant, primary school, petrol station and convenience store. The area is well known for its beautiful countryside and includes Nesscliffe Hill and the Cliffe Countryside Heritage Site, which offers some wonderful walks. Further afield the county town of Shrewsbury lies to the south with ease via the A5 commuter route, which links thereon to the M54 motorway and Telford. To the north is Oswestry with further road links through to Wrexham and Chester.

W3W
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SCHOOLING
The property is conveniently situated for access to a number of well regarded state and private schools, including St.Andrews C of E Primary, Kinnerley Church of England Primary, St.John the Baptist C of E Primary, Baschurch Primary, The Corbet School, Packwood Haugh, Adcote School for Girls, and Ellesmere College.

DIRECTIONS
Leave Shrewsbury to the north west via the A5, continuing for around 4.2 miles and, when reaching the Felton Butler roundabout, take the third exit. Proceed on this road for around 0.7 miles until a left hand turn leads onto a country lane. Continue for a further 0.5 miles until a road (signposted Wilcott/Kinton) leads off to the right. Proceed for a further 0.2 miles and, when entering the hamlet, take a right hand turn with a backdrop of open farmland, where, shortly after, a left hand turn leads into Lymore Close, with number 1 positioned at the end.

THE PROPERTY
The property is principally accessed into a useful Porch, ideal for storing boots and coats following walks in the surrounding countryside, this entering into an Entrance Hall where stairs rise to the first floor and a door opens into a well proportioned Living Room, The Living Room features dual-aspect windows and provides ample space for seating arranged around a central inglenook housing a multi-fuel burner.

Turning left from the Entrance Hall, one enters a gloriously open-plan Kitchen/Dining Room, which extends to over 8.5m in length and boasts triple aspect windows, whilst featuring a fully fitted kitchen complete with a Rayburn set within a traditional inglenook, alongside ample space for seating and dining thus allowing the room to serve as the heart of this impressive home and aided by double-opening patio doors which exit directly onto the garden, affording the space a seamless transition to the gardens.

The ground floor accommodation is completed by a useful Utility Room accessed directly from the Kitchen and a Cloakroom positioned off the Entrance Hall.

Stairs rise to a first floor landing with a number of recessed storage cupboards, from where access is provided into four well proportioned Bedrooms, each enjoying elevated views across the scenery beyond. Bedroom One is particularly notable and boasts air-conditioning, alongside an adjoining Dressing Room with integrated wardrobe space, this leading through to a well appointed En-Suite Shower Room. The remaining Bedrooms are served by a family Bathroom which comprises an attractive white suite set against partly tiled walls.

OUTSIDE
1 Lymore Close benefits from a fitted EV charger positioned on the front of the property and is approached over a sweeping tarmac driveway which provides ample space for multiple vehicles and leads on to a detached double Garage (approx. 5.71m x 5.68m) with two sets of double-opening front access doors, a pedestrian door to the side, and power and light laid on. The garage, whilst ideal for vehicular or general storage, offers scope for a variety of onward usages, be that as home office, gym, or treatment room (LA consent permitting).

The gardens are a particularly attractive feature of the property and extend, in all, to around 0.41ac, whilst having been meticulously improved and maintained by the current vendors. To the fore are expanses of lawn intersected by driveway parking, with the rear having been recently landscaped to now feature a partially covered paved patio area which represents an ideal space for outdoor dining and entertaining, alongside a bridge which crosses an ornate garden pond to lead to further lawns bordered by established floral beds and mature hedging.

THE ACCOMMODATION COMPRISES
- Ground Floor -
Porch:
Entrance Hall:
Living Room: 6.16m x 3.95m
Kitchen/Dining Room:8.65m x 5.77m (max)
Utility Room: 2.39m x 1.73m
Cloakroom:

- First Floor -
Bedroom One; 3.79m x 2.70m
Dressing Room:
En-Suite:
Bedroom Two: 3.69m x 3.23m
Bedroom Three: 3.82m x 2.78m
Bedroom Four: 2.75m x 2.47m
Family Bathroom:

SERVICES
We understand that the property has the benefit of mains water, electricity, and drainage. The heating is oil-fired.

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

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

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

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.

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