



FOR SALE

Offers in the region of £275,000

The Cottage St. Johns Hill, Ellesmere, SY12 0EY

A unique and characterful two-bedroom town cottage boasting deceptively spacious and flexible living accommodation, versatile outbuilding, and generous gardens with panoramic views across Ellesmere, peacefully situated in a secluded position close to the heart of town.



FOR SALE

Oswestry (9 miles) Wrexham (12 miles) Shrewsbury (18 miles) Chester (28 miles).

(All distances approximate)



- **Unique Property**
- **Deceptively Spacious**
- **Versatile Outbuilding**
- **Generous Gardens with Views**
- **Secluded Position**
- **Central Town Location**

DESCRIPTION

Halls are delighted with instructions to offer The Cottage in Ellesmere for sale by private treaty.

The Cottage is a truly unique property which has been individually designed and created for the current vendor; growing from a range of agricultural buildings, the property has evolved into a bespoke and flexibly arranged town-centre home offering over 1,000 sq ft of characterful and versatile living accommodation situated across two floors, these at present comprising, on the ground floor, an Entrance Hall, Living/Dining Room, Kitchen/Breakfast Room, Store, and Office, together with two first floor Bedrooms and a family Bathroom.

The property is situated in a wonderfully secluded and private position on the renowned St.John's Hill and is complemented by gardens which are larger than is typical for a property of this style, these located to the rear of the property and presently featuring a predominately paved and easily maintained area, from where steps lead to an elevated terrace with wonderful views across the town.

The property is further complemented by a particularly versatile outbuilding, presently utilised as an external office with shower and kitchenette, but with scope for a variety of onward usages, depending on the needs of a buyer, with potential for extended or dependent living accommodation (LA consent permitting).

SITUATION

The Cottage occupies a pleasant 'tucked away' position within the heart of the town in a quiet setting yet within walking distance of the towns amenities. Ellesmere has an excellent range of local shopping recreational and educational facilities and is still within easy motoring distance of the large centres of Oswestry (9 miles) and the County towns of Shrewsbury (18 miles) and Chester (28 miles), all of which have a more comprehensive range of amenities of all kinds.

SCHOOLING

Within a comfortable proximity are a number of well-regarded state and private schools including Ellesmere Primary School, Ellesmere College, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, and Morton Hall.

DIRECTIONS

From our Ellesmere office, proceed on foot due east along High Street. At the 'top' of the high street, having passed ADT carpets on your right hand side, continue up hill onto St.John' Hill, where the property is located on the left hand side, identified by a Halls "For Sale" board.

W3W

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1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



THE PROPERTY

The property is approached off St.John's Hill via a gated access which opens into a Reception Hall which, in turn, provides entry into a generously proportioned Living/Dining Room, where stairs rise to the first floor and with the room featuring two windows onto the rear elevation, ample space for seating and dining areas, and a range of exposed ceiling timbers, alongside an impressive exposed brick inglenook containing a "living flame" effect gas fire; with a door leading from the room into a useful store cupboard.

Also accessed of the Reception Hall is a modernised and stylishly presented Kitchen/Breakfast Room which enjoys a range of base and wall units with worktops over, with further space for a seating area positioned beneath a substantial lightwell which affords the room a particularly airy feel, and from where a rear access door leads directly into the gardens. The ground floor accommodation is completed by a versatile room, currently utilised as an office, situated by the front door.

Stairs rise from the Living/Dining Room to a first floor landing where doors provide access into two well-proportioned bedrooms, both enjoying views onto the gardens and with the Master benefiting from a range of integrated wardrobes/storage, and, positioned between them, a family bathroom containing a suite including bath, hand basin, and low-flush WC.

OUTSIDE

The Gardens are a notable feature of the property and a particular surprise for this style of home; accessed from either the Living/Dining Room or via the Kitchen they are, at present, predominately paved, and thus offer ease of maintenance, whilst providing possibilities for outdoor dining and entertaining alongside scope for landscaping, should this be desired. Stairs rise through the Outbuilding to an elevated terrace which enjoys panoramic views across the town and presently serve to house a selection of sheds and a greenhouse.

OUTBUILDING

Positioned within the gardens is a versatile outbuilding (approx. 186 sq ft) featuring an Office space, Cloakroom, and Kitchenette with Shower; the building is currently utilised as external study but could readily serve as guest or dependent accommodation (LA consent permitting).

THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Living/Dining Room: 7.42m x 3.95m

Store:

Study: 2.29m x 1.18m

Kitchen/Breakfast Room: 8.03m x 2.28m

- First Floor -

Bedroom One: 3.529m x 3.25m

Bedroom Two: 3.85m x 2.35m

Family Bathroom:

SERVICES

We understand that the property has the benefit of mains water, gas and electricity, and drainage.

TENURE

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

LOCAL AUTHORITY

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

COUNCIL TAX

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

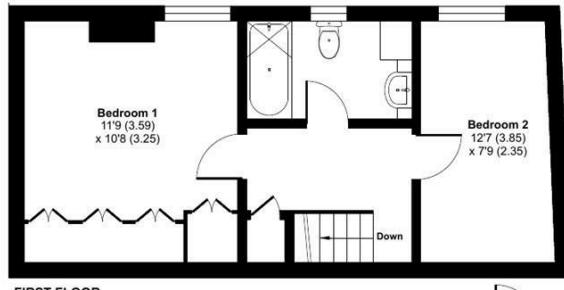
ANTI-MONEY LAUNDERING (AML) CHECKS

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.

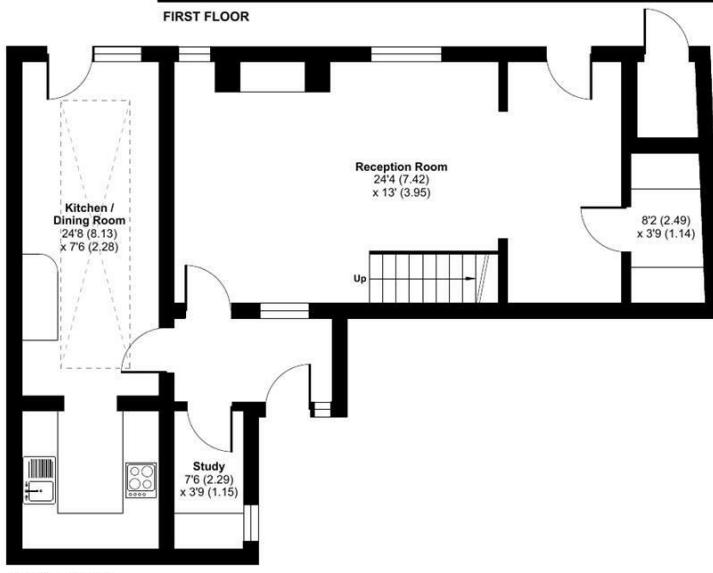
The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

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

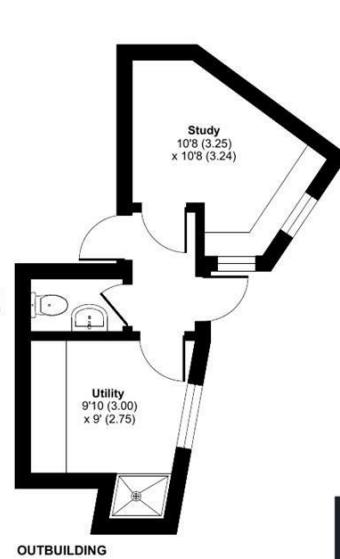


FIRST FLOOR



GROUND FLOOR

Approximate Area = 1023 sq ft / 95 sq m
 Outbuilding = 186 sq ft / 17.2 sq m
 Total = 1209 sq ft / 112.2 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: 129194

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 Ratings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (A2 plus)	A		85
(B1-B1)	B		
(B9-B9)	C		
(D5-D8)	D	60	
(D9-D4)	E		
(G1-G8)	F		
(G9-G9)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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