



FOR SALE

Offers in the region of £230,000

14 St. Johns Hill, Ellesmere, Shropshire, SY12 0HA

A stylishly presented and particularly characterful four-bedroom Grade II listed period townhouse which retains a wealth of original features and boasts a charming rear courtyard garden, conveniently situated within a sought after location within the heart of Ellesmere.





Oswestry (8 miles), Shrewsbury (16 miles) and Chester (25 miles).  
(All distances approximate)



- Charming Period Townhouse
- Deceptively Spacious
- Versatile Family Room
- Wealth of Traditional Features
- Courtyard Garden
- Town Centre Location

## DESCRIPTION

Halls are favoured with instructions to offer 14 St Johns Hill in Ellesmere for sale by private treaty.

14 St Johns Hill is a stylishly presented and particularly characterful four-bedroom Grade II listed period townhouse which retains a wealth of original features and boasts a charming rear courtyard garden, conveniently situated within a sought after location within the heart of Ellesmere.

Internally, the property offers deceptively spacious and incredibly well presented living accommodation situated over four floors, these at present comprising, on the ground floor, a Living/Dining Room and Kitchen, with, to the upper floors, four Bedrooms and a modern family Bathroom, this alongside an enormously versatile cellar room which is currently utilised as a Cinema/Family Room.

Externally, the property enjoys a much improved courtyard to the rear which enjoys a desirable south-easterly aspect and provides a predominately decked area retained within exposed brick walls and represents an ideal space for outdoor dining and entertaining.

The sale of 14 St Johns Hill does, therefore, provide the exciting opportunity for purchasers to acquire an exquisitely presented four-bedroom period townhouse with the benefit of a wonderful courtyard garden, situated in a desirable town centre location.

## SITUATION

14 St Johns Hill is situated within close walking distance of the centre of the Shropshire Lakeland town of Ellesmere, which has an excellent range of local shopping, recreational and educational facilities. The town is also within easy reach of the nearby larger centres of Oswestry (8 miles) and the county towns of Shrewsbury (16 miles) and Chester (25 miles), all of which, have a more comprehensive range of amenities of all kinds.

## THE ACCOMMODATION COMPRISES

With a front entrance door opening in to a:

### LIVING/DINING ROOM

15'0" x 12'1" (4.57 x 3.68)

With an attractive exposed wood boarded floor, recessed fireplace with oak beam over which contains an electric "log-burner" style heater, secondary-glazed window to front elevation, stairs offering access to the first floor and cellar, a range of exposed timbers, and a walkway leading through to the:

### KITCHEN

12'6" x 8'0" (3.81 x 2.44)

With tiled flooring, UPVC double glazed window onto rear elevation, fully glazed UPVC door flanked to one side by further glazing leading out onto the courtyard, and a fitted kitchen comprising a selection of base units with work surfaces over, inset stainless steel sink with mixer tap above and draining area to one side, four ring gas hob with extractor fan over and electric oven beneath, planned space for a fridge/freezer, and a continuation of the exposed timbers.

Steps lead down from the Living/Dining Room to a:

### CINEMA/FAMILY ROOM

11'5" x 9'6" (3.48 x 2.89)

With fitted carpet as laid, double glazed cellar window to front elevation, and door in to an understairs storage cupboard.

The main staircase lead from the Living/Dining Room up to a:

### FIRST FLOOR LANDING

With fitted carpet as laid, door in to an recessed storage cupboard housing the wall mounted gas fired Worcester boiler, Velux style roof light window and door in to:

### BEDROOM TWO

13'2" x 8'6" (4.01 x 2.59)

With a fitted carpet as laid, secondary glazed window to front elevation, exposed timbers, and a recessed wardrobe with hanging rail.



2 Reception  
Room/s



4 Bedroom/s



1 Bath/Shower  
Room/s



#### BEDROOM THREE

10'1" x 7'5" (3.08 x 2.25)

With a fitted carpet as laid, radiator, secondary glazed window to front elevation, recessed shelving and a fitted wardrobe with hanging rail and storage cupboard over.

#### BEDROOM FOUR

7'3" x 6'9" (2.22 x 2.05)

With a fitted carpet as laid, and double glazed window to rear elevation overlooking the rear patio garden.

#### FAMILY BATHROOM

With a suite comprising: a panelled bath (H&C) with tiled surrounding walls, shower attachment and screen, a low flush WC, pedestal hand basin (H&C) with tiled splash, range of exposed ceiling timbers, half wall tiling throughout, and opaque UPVC double glazed window to rear elevation.

An enclosed staircase leads from the First Floor Landing up to the:

#### MASTER BEDROOM

15'10" x 8'11" (4.83 x 2.71)

With a fitted carpet as laid, secondary glazed window to front elevation, A superb range of exposed ceiling and wall timbers, exposed brick walling to one wall and rooflight window.

#### OUTSIDE

19'8" x 9'2" (6 x 2.8)

To the rear of the property is a very charming courtyard garden enjoying a desirable south-easterly aspect and providing a predominately decked area retained within partially rendered walls, this making a truly lovely spot for outdoor dining and entertaining.

There is a covered walk way to one side leading to St Johns Hill.

#### LISTING/CONSERVATION

We understand that the property is Grade II listed and situated in the Conservation area of Ellesmere.

#### SERVICES

We understand that the property has the benefit of mains water, electricity, gas 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 Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

#### COUNCIL TAX

The property is in band 'C' 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.

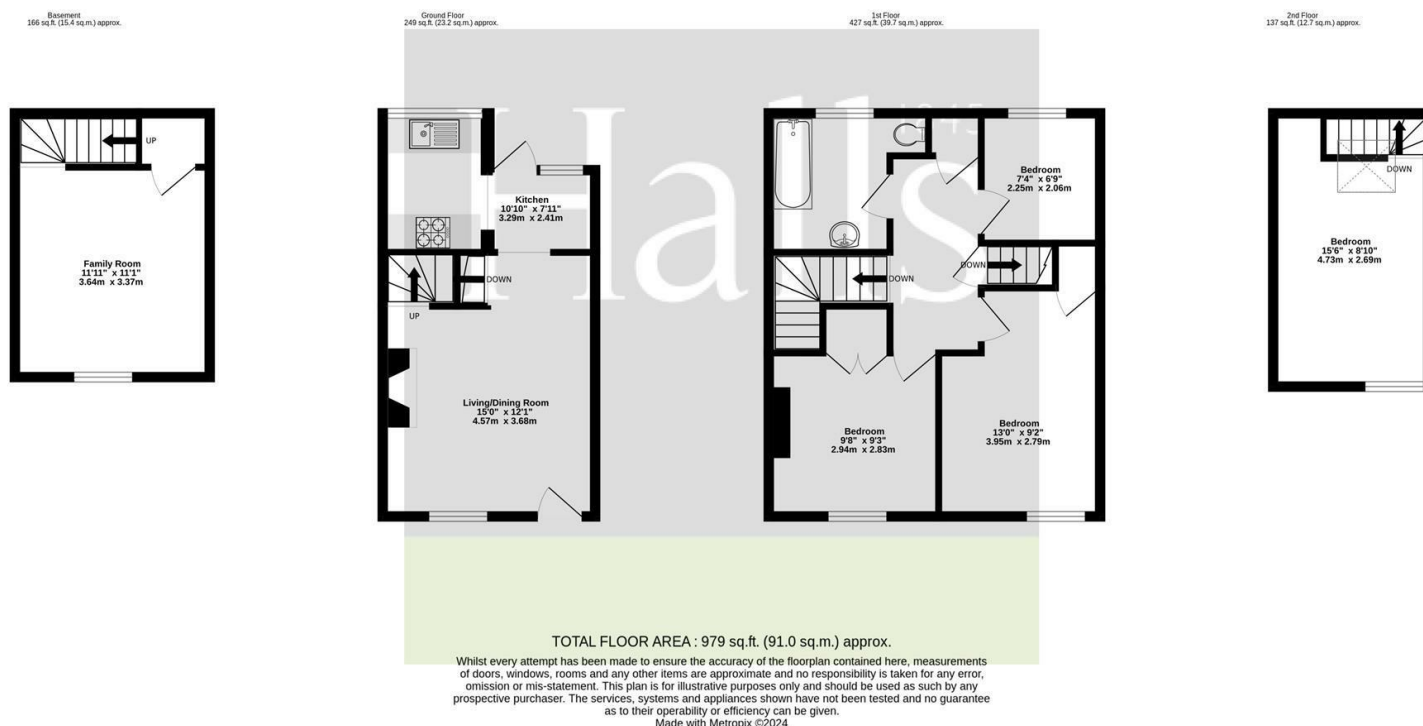
The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank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

#### VIEWINGS

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

# FOR SALE

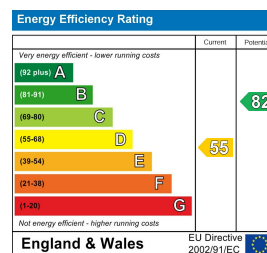
## 14 St. Johns Hill, Ellesmere, Shropshire, SY12 0HA



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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 Ratings



01691 622602

#### Ellesmere Sales

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

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