



GREENACRES

HAUGHTON | ELLESMERE | SY12 0LY





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Oswestry 9 miles | Wrexham 12 miles | Shrewsbury 17 miles | Chester 27 miles
(all mileages are approximate)

AN ELEGANTLY IMPROVED FAMILY HOME POSITIONED WITHIN
GENEROUS GARDENS IN A MAJESTIC EDGE OF TOWN LOCATION

Extended and modernised
Circa 3,400 sq ft
Impeccably Presented
Around 1ac of Gardens
Garaging & Outbuilding



Ellesmere Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Greenacres is a detached, post-war family home which has recently been stylishly extended and modernised to now offer around 3,400 sq ft of elegantly appointed living accommodation which carefully juxtaposes a contemporary array of modern clean lines with the sumptuous comfort of the property's period heritage.

The property is enviably situated, in an elevated position, within generous gardens which extend, in all, to just under an acre, with, to the north, comfortable family-friendly gardens bordered by open fields and, to the south, a tree-lined driveway opening towards The Mere.

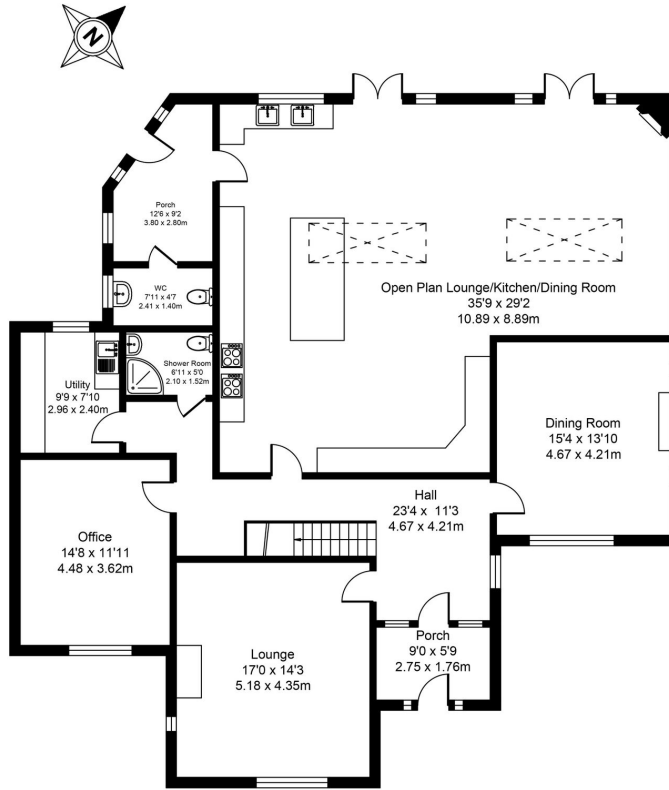
SITUATION

Greenacres occupies a majestic, slightly elevated position on the perimeter of the lakeland town of Ellesmere, with access to the town's famous Mere situated directly across from a tree-lined driveway and with an array of day-to-day amenities within walking distance. The county centre of Shrewsbury lies around 17 miles to the south and offers a more comprehensive selection of facilities, with the cities of Wrexham and Chester positioned within commuting distance to the north.

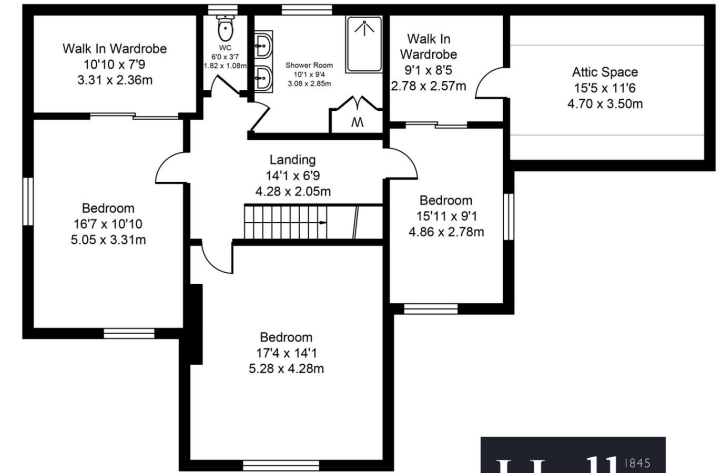
PROPERTY

The property provides principal access into a useful Entrance Porch, with adjoining Cloakroom, which opens into a spectacular, and newly constructed, Kitchen/Dining/Living area elegantly serving as the heart of this wonderful home.

The newly constructed aspect of the property allows a wonderfully versatile space, perfect for entertaining or more intimate family moments alike, with a modern fully-fitted kitchen featuring soft-close doors, integrated appliances, and a substantial kitchen island complemented by a welcoming snug/dining area with ample space for seating and dining positioned before dual patio doors.

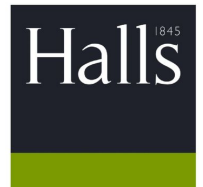


Ground Floor



First Floor

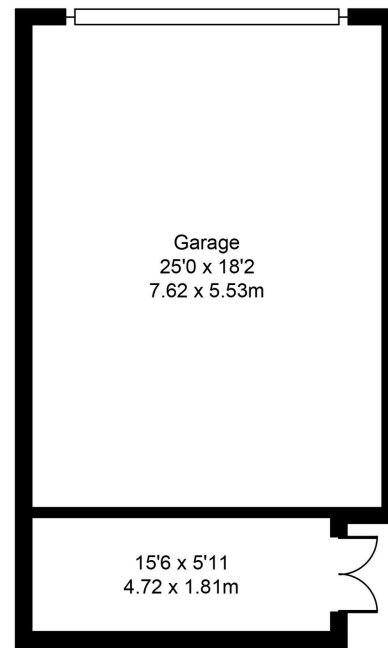
Approximate Area = 3376 sq ft / 313.6 sq m
Garage = 552 sq ft / 51.3 sq m
Outbuilding = 203 sq ft / 18.9 sq m
Total = 4131 sq ft / 383.8 sq m
For identification only - Not to scale



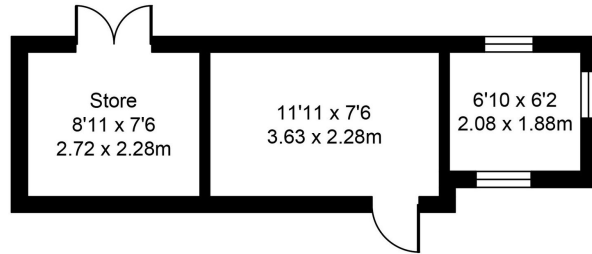
A door leads through from the Kitchen/Dining Room to the original portion of the property, with a traditionally-styled Hallway boasting parquet flooring and doors which open into two generously proportioned reception rooms, one perfectly suited to more formal dining occasions and the other serving as a comfortable Sitting Room ideal for quiet family evenings. As well as a versatile Study/Bedroom Four, a Shower Room, and Utility Room with canine-washing station.

Stairs rise from the Hallway to a first floor landing where doors allow access into three comfortably sized Bedrooms, all enjoying wonderful elevated views in the direction of The Mere, with Bedrooms Two and Three each benefitting from useful walk-in wardrobes, one of which enters into further attic storage; with the Bedrooms all served by a delightfully modern family Shower Room and separate Cloakroom.

Garage



Outbuilding



OUTSIDE

The property is approached off a private drive, through attractive entrance gates, onto a substantial printed concrete driveway providing ample space for multiple vehicles and leading on to a newly constructed detached double Garage (approx. 7.60 x 5.50) with electrically operated front access door, EV charger, power and light laid on, and pedestrian access to side. To the rear of the garage is a useful external store, and, situated close by, a further detached brick-built storage shed ideal for garden machinery and tools.

The gardens are a particularly notable feature of the property and extend, in all, to just under one acre.

The northern aspect provides an expanse of lawn bordered by open fields, with a number of attractive seating areas and a range of established trees and floral beds, alongside a small orchard containing soft fruit trees.

The southern aspect of the garden rises from gates situated opposite The Mere and offer a striking view of the property, whilst leading up a tree-lined driveway to a feature wildlife pond encompassed by areas of lawn and an array of well-stocked floral beds, alongside a further patio area which offers a superb outlook towards the town's most celebrated landmark.

SCHOOLING

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

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We are advised that the property benefits from mains water, drainage, electric. The heating is oil-fired.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

Council Tax Band – G

DIRECTIONS

What3Words ///places.lifters.overcomes

From our Ellesmere office, proceed north along Cross Street and, when reaching a roundabout, take the third exit onto Talbot Street, turning left almost immediately afterwards onto Swan Hill. Continue on Swan Hill for around 0.3 miles until a left hand turn leads onto a country lane; follow the lane for around 300ft and a right hand turn leads onto the driveway for the property.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



For identification purposes ONLY

98.8m

Green Acres

91.1m

Landing Stage

