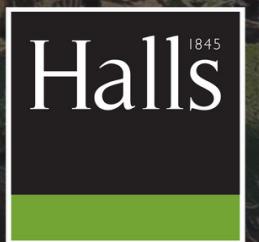




# ST. MARY'S COTTAGE

ST. JOHN'S HILL | ELLESMORE | SY12 0EZ





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Oswestry 8 miles | Wrexham 12 miles | Shrewsbury 17 miles | Chester 26 miles  
(all distances approximate)

A LANDMARK PROPERTY SET IN GENEROUS GARDENS WITH  
FAR REACHING VIEWS

Over 2,000 sq ft of Living Accommodation  
Sympathetically Improved and Modernised  
Gardens Extending to around 0.35ac  
Prestigious Town Centre Location  
Expansive Views over Ellesmere and the Welsh Hills



## Ellesmere Office

The Square, Cross Street, Ellesmere,  
Shropshire, SY12 0AW

**T:** 01691 622602

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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

St. Mary's Cottage is an iconic home within Ellesmere and perches at the crest of one of the town's most prestigious streets.

Having been comprehensively modernised in recent years, the property now provides over 2,000 sq ft of carefully improved and sympathetically appointed living accommodation comprising a versatile array of well proportioned reception rooms and bedrooms.

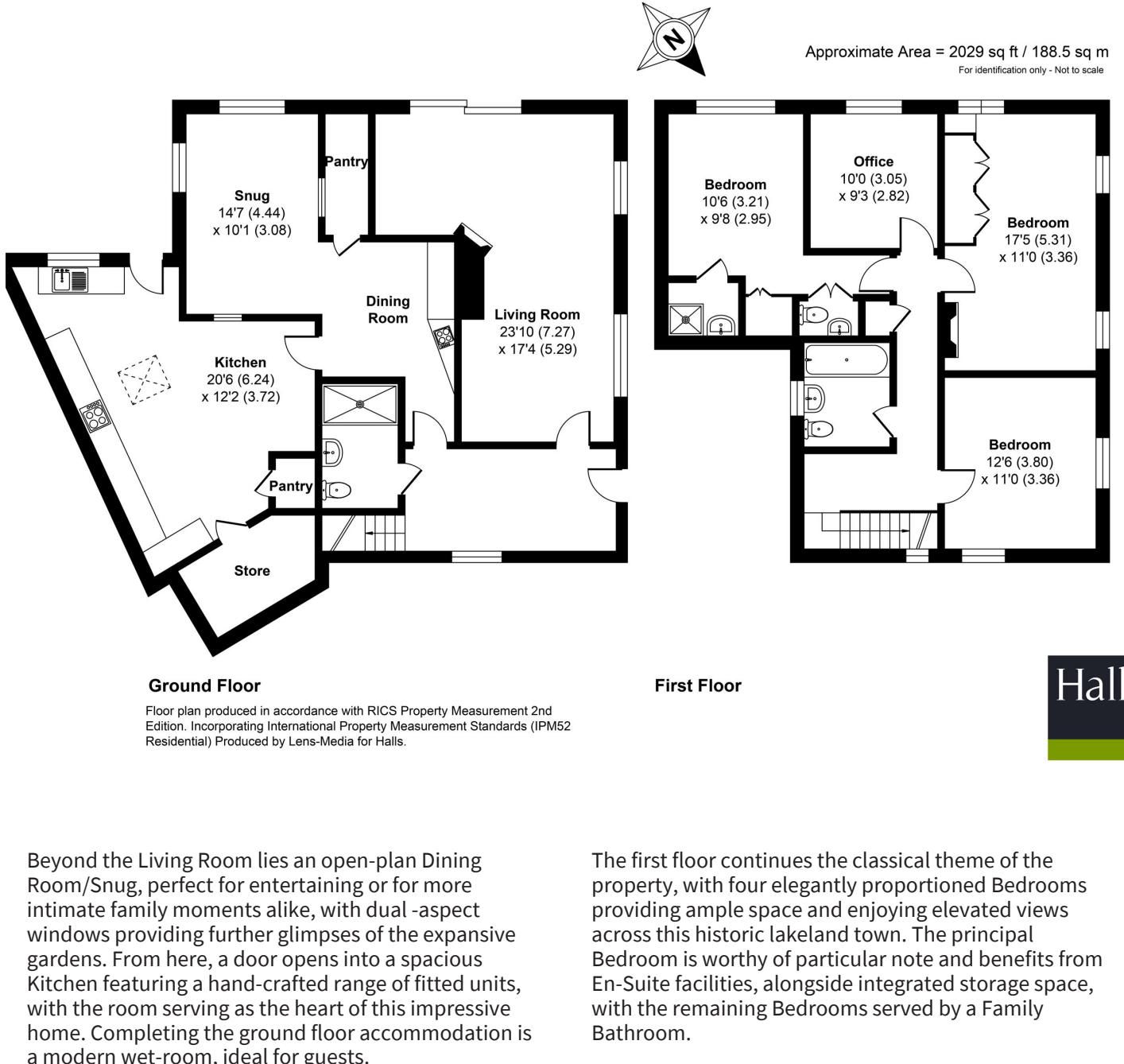
The property rests centrally in an elevated position within generous gardens which extend to around 0.35ac, with expanses of lawn, mature trees, established floral beds, and delightful seating areas accompanied by ample driveway parking; all of which lies before expansive views across this picturesque town and the hills which unfold to the west.

## SITUATION

St. Mary's Cottage occupies a prestigious position atop St. John's Hill, a select street nestled close to the heart of Ellesmere, which boasts a range of day to day amenities, including Schools, Supermarket, Public Houses, Medical Facilities, Restaurants, and a range of independent Shops. whilst remaining within easy reach of the larger market towns of Oswestry and Whitchurch, both of which offer a more comprehensive range of amenities. The county centre of Shrewsbury lies around 19 miles to the south and provides further recreational, educational, and cultural attractions.

## PROPERTY

Designed and built with Georgian sensibilities, the property has been carefully crafted to offer a timelessly versatile arrangement of thoughtfully sized rooms, ideally suited to the needs of family life. An elegant Entrance Hall welcomes one before allowing access into a large L-shaped Living Room which capitalises on the views beyond, with patio doors allowing an organic transition between the home and the gardens.



Beyond the Living Room lies an open-plan Dining Room/Snug, perfect for entertaining or for more intimate family moments alike, with dual -aspect windows providing further glimpses of the expansive gardens. From here, a door opens into a spacious Kitchen featuring a hand-crafted range of fitted units, with the room serving as the heart of this impressive home. Completing the ground floor accommodation is a modern wet-room, ideal for guests.

The first floor continues the classical theme of the property, with four elegantly proportioned Bedrooms providing ample space and enjoying elevated views across this historic lakeland town. The principal Bedroom is worthy of particular note and benefits from En-Suite facilities, alongside integrated storage space, with the remaining Bedrooms served by a Family Bathroom.



## GARDENS

The property lies within generous gardens which extend, in all, to around 0.35ac.

Accessed via a sweeping driveway which culminates at a gravelled parking area situated immediately to the fore of the property, this providing ample space for multiple vehicles and positioned before an expanse of lawn nestled beneath the shadow of an historic silver birch.

Situated to the south-west of the property is a productive cottage garden, presently given over to a range of established fruit and vegetables, arranged around a greenhouse, perfect for those buyers seeking a more self-sufficient way of living.

To the south of the property, further expanses of lawn unfold and encompass a pond and a number of attractive seating areas, the latter representing truly idyllic spots in which to enjoy al-fresco dining or entertaining, before rising to an area of re-wilded bank partially encircled by a walkway, with seating positioned at the zenith so placed as to capture the very finest views the gardens have to offer.



## 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 Moreton Hall.

## 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 understand that the property has the benefit of mains water, drainage, electric, and gas.

## LOCAL AUTHORITY

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

## COUNCIL TAX

Council Tax Band – F

## DIRECTIONS

What3Words ////pictures.slightly.browsers

Leave our Ellesmere office on foot and head west along High Street, continuing onto St. Johns Hill after around 250ft. Proceed up St. John's Hill until a left hand turn leads onto Pinfold Lane where, shortly after, the driveway for St. Mary's Cottage is situated on the right.



## 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 or not.

## 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.



