



FOR SALE

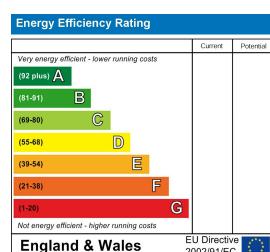
Offers in the region of £299,995

5 Scotland Street, Ellesmere, SY12 0DE

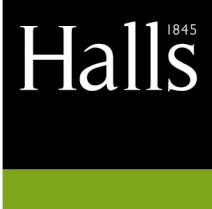
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



A deceptively spacious, Grade II listed period townhouse with accompanying commercial retail space, benefitting from rear access, a garage, and courtyard garden whilst offering scope for selective modernisation, situated within the heart of the North Shropshire Lakeland town of Ellesmere.



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Oswestry (8 miles), Shrewsbury (16 miles) and Chester (25 miles)



null Reception Room/s



null Bedroom/s



null Bath/Shower Room/s



- **Deceptively Spacious**
- **Period Townhouse**
- **Ground Floor Commercial Space**
- **Garage and Rear Access**
- **Courtyard Garden**
- **Potential Going Concern**

DESCRIPTION

Halls are delighted with instructions to offer 5 Scotland Street, Ellesmere for sale by private treaty.

5 Scotland Street is a deceptively spacious, Grade II listed period townhouse with accompanying commercial retail space, benefitting from rear access, a garage, and courtyard garden whilst offering scope for selective modernisation, situated within the heart of the North Shropshire Lakeland town of Ellesmere.

The property, which offers a wealth of versatile internal accommodation positioned over three spacious floors, along with a cellar, currently comprises, one the ground floor, an Entrance Hall, Living Room, and Kitchen, together with, to the upper floors, five bedrooms, and two family Bathrooms. The property does offer some scope for modernisation.

Externally, the property is complimented by a central courtyard garden situated within the heart of the building. The property also enjoys a convenient secondary access via Brownlow Court which enters into the attached double garage.

The sale of 5 Scotland Street does, therefore, offer the exciting opportunity for purchasers to acquire a period townhouse of great charm and versatility, whilst offering an array of possibilities for future use, benefitting from a garage and courtyard garden in a convenient town centre location.

THE ACCOMMODATION COMPRSES

The property is entered through a traditionally styled wooden front door with glazed panel above into an:

ENTRANCE HALL

Fitted carpets as laid, carpeted stairs rising to the first floor landing with a door into the commercial aspect and a further door into the:

INNER HALLWAY

Fitted carpets as laid, wall panelling, recessed storage, and a sliding door leading to the secondary staircase, with the "butlers" stairs rising to the first floor and further steps leading to the cellar.

LIVING ROOM

19'0" x 10'9" Fitted carpets as laid, single glazed window onto side elevation, wooden door with glazed panel opening into the courtyard, fireplace with solid marble surround and tiled hearth housing the gas fired back-boiler, a further door leads into the:

KITCHEN/DINING ROOM

15'8" x 10'9" Double glazed UPVC window onto the side elevation, a wooden door with glazed panelling onto side elevation, vinyl flooring, a selection of base and wall units with roll topped work surfaces above incorporating a stainless steel sink with mixer tap above and draining area to one side, tiled splash back, free standing Creda Capri electric oven with four ring gas hob above, a free standing Siemens washing machine, free standing Candy dishwasher, free standing Matsuri fridge freezer, and Eurocold chest freezer.

FIRST FLOOR LANDING

Fitted carpet as laid, window onto side elevation with a further set of carpeted stairs leading to the second floor, landing storage cupboard and a further two doors leading back to the "butlers" stairs which has a Velux roof light above.

BEDROOM ONE

15'8" x 10'5" Fitted carpets as laid, single glazed window onto side elevation, doorway into the airing cupboard housing the hot water cylinder with slatted shelving to one side.

FAMILY BATHROOM

9'10" x 6'10" Fitted carpets as laid, single glazed ceiling light and a bathroom suite to include a corner jacuzzi bath with (H&C) mixer tap above with shower attachment, a bidet with (H&C) mixer tap, low flush WC, a pedestal hand basin (H&C) mixer above, a corner storage cupboard and a fireplace with wooden surround with partly tiled walls.

CLOAKROOM

Single glazed window onto side elevation, carpeted floors, low flush WC and wall mounted hand basin with separate (H&C) above.

BEDROOM TWO

11'5" x 14'9" Fitted carpets as laid, single glazed sash window onto rear elevation.

BEDROOM THREE

11'5" x 14'9" Fitted carpet as laid, single glazed window onto front elevation and a fireplace with tiled hearth and wooden surround.

SECOND FLOOR LANDING

Fitted carpet as laid, single glazed sash window onto front elevation a wooden door leading to a staircase rising to the attic.

SHOWER ROOM

Vinyl flooring, bathroom suite to include low flush WC, wall mounted hand basin with separate (H&C) and a walk-in shower cubicle with heat store electric shower, extractor fan and fully tiled walls.

BEDROOM FOUR

11'5" x 14'9" Fitted carpets as laid, single glazed sash window onto rear elevation.

BEDROOM FIVE

11'5" x 14'9" Fitted carpet as laid and a single glazed sash window onto front elevation.

ATTIC ROOM

15'1" x 14'1" Currently utilised as a playroom/Bedroom Six. With fitted carpets as laid, two ceiling lights, exposed ceiling timbers.

CELLAR

Carpeted stairs lead down from the entrance hallway to two distinct rooms and a hallway, with fitted carpet as laid, a window allowing sunlight in from street level, power and light laid on.

REAR COURTYARD

A most unexpected feature of the property is the courtyard garden, situated within the heart of the building, with paved/concrete floors, painted brick walls, and a timber storage shed.

GARAGE/ LEAN TO

19'8" x 15'8" Concreted floors with brick walls to one side and breeze block to the other, with a mixture of metal and plastic sheet roofing, power and light laid on with double opening timber doors allowing access from Brownlow Court, with a wooden door leading from the garage into the lean to which has vinyl flooring, glazed panelling, a continuation of the plastic roof sheeting and offers an ideal space for outdoor storage.

SHOP

23'11" x 14'9"

The commercial aspect of the building enjoys a fully glazed frontage with a glazed front door allowing access from Scotland Street, with a further internal door access from the Entrance Hall. The shop is currently split into two distinct areas of a shop floor to the fore and a work area to the rear, amounting to a total commercial footprint of circa 350 sq ft.

Currently utilised as a renowned and much loved clockmakers/ jewellers which has been operating for 38 years. The business could potentially be sold as a going concern with accounts available upon request.

TENURE

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

SERVICES

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

COUNCIL TAX

The council tax for this property is Band 'A' on the Shropshire Council Register.

LOCAL AUTHORITY

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

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.

VIEWING

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602