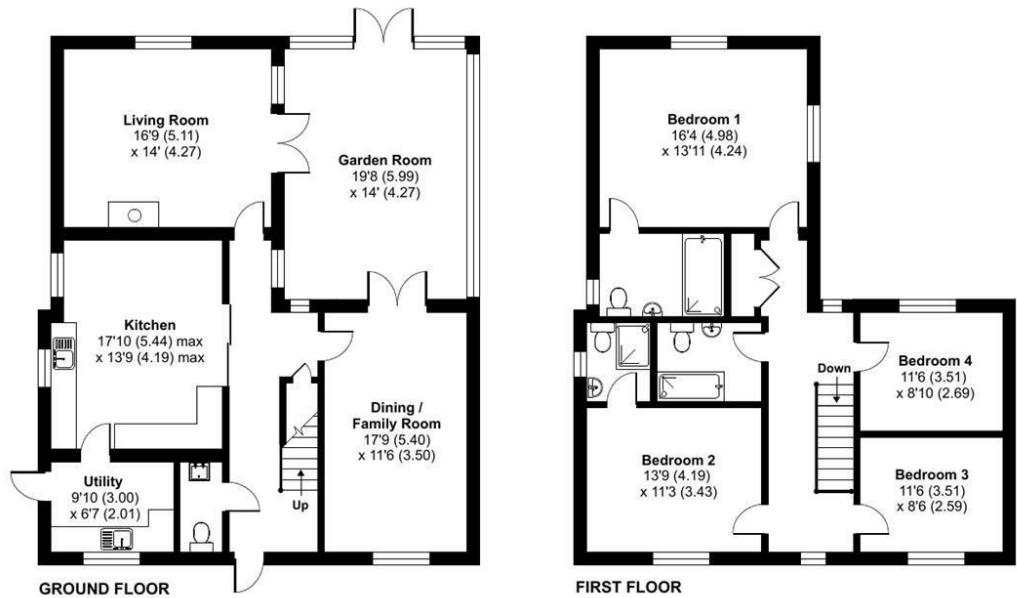


FOR SALE

Tower Farm Lodge Lyneal, Ellesmere, Shropshire, SY12 0QG



Approximate Area = 2225 sq ft / 206.7 sq m
Garage = 370 sq ft / 34.4 sq m
Total = 2595 sq ft / 241.1 sq m
For identification only - Not to scale



FOR SALE

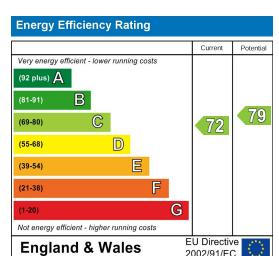
Offers in the region of £535,000

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1277305

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 substantial and particularly well-appointed detached four-bedroom family home situated within generous and attractively maintained gardens, with the benefit of a double garage and ample driveway parking, peacefully positioned close to open countryside on the perimeter of the rural village of Lyneal.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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Ellesmere (4 miles), Shrewsbury (16 miles), Telford (28 miles), Crewe (28 miles), Chester (29 miles).

All distances approximate.



- **Substantial Family Home**
- **Very Well Presented**
- **Generous and attractive Gardens**
- **Detached Double Garage**
- **Walking distance to Colemere**
- **Edge of Village Location**

DESCRIPTION

Halls are delighted with instructions to offer Tower Farm Lodge in Lyneal for sale by private treaty.

Tower Farm Lodge is an impeccably presented family home which has been lovingly maintained and improved by the current vendors and now provides over 2,000 sq ft of thoughtfully designed and attractively appointed living accommodation situated over two generously proportioned floors, these comprising, on the ground floor, an Entrance Hall, Living Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Cloakroom, and Garden Room, together with four first floor Bedrooms (two of which enjoy En-Suites) and a family Bathroom.

The property is enviably positioned with generous gardens which have, again, been carefully nurtured to now act as a wonderful accompaniment to the home, with, to front, a large gravelled driveway which provides ample space for a number of vehicles and leads on to a detached double Garage. To the rear are wonderful private gardens ideal for families and mature buyers alike, which feature an expanse of shaped lawn bordered to one side by an attractive patio area, this representing an ideal spot for outdoor dining and entertaining, all retained within a range of well-stocked floral borders.

SITUATION

Tower Farm Lodge is positioned on the perimeter of the charming rural village of Lyneal, which nestles amidst the rolling fields of the celebrated north Shropshire countryside, with an array of delightful countryside walks available from the doorstep, most notably around nearby Colemere and the surrounding canal network. Whilst basking in all that's best about rural living, the property retains a convenient proximity to the lakeland town of Ellesmere and the market town of Wem, both of which offer a respectable range of amenities, including Schools, Supermarkets, Restaurants, Public Houses, and Medical Facilities, with the county centre of Shrewsbury lying around 16 miles to the south.

SCHOOLING

Within a comfortable proximity are a number of well-regarded state and private schools including Welshampton Primary, Newtown C of E Primary, 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.

W3W

//walks.alcove.replying

DIRECTIONS

From Ellesmere proceed on the A495 in the direction of Whitchurch, to the village of Welshampton. In the centre of the village turn right down 'Lyneal Lane' and continue to the village of Lyneal and the property will be located on the left hand side just before the T-junction in the centre of Lyneal.

THE PROPERTY

The property provides principal access via a covered porch into a welcoming Entrance Hall, where stairs rise to a first floor landing which culminates at a door allowing access into a cosy Living Room with rear aspect window and a multi-fuel burner set within an exposed brick inglenook, alongside double-opening doors which lead into a wonderfully versatile Garden room with excellent views across the well-maintained rear Gardens and ample space for seating areas or similar, with further double doors leading back through to a Dining Room, which features a recently installed log-burner and window overlooking the front.

Also accessed from the Entrance Hall is a spacious Kitchen/Dining Room which boasts a range of base and wall units with work surfaces over, alongside ample space for seating of breakfast area, with a further door leading into a useful Utility Room which offers further cupboard space and a rear access door. The ground floor accommodation is completed by a Cloakroom set just off the Entrance Hall.

Stairs rise from the Entrance Hall to a an impressive first floor landing with window to the front and recessed storage cupboard, from where doors lead into four generously proportioned Bedrooms (three of which have double fitted wardrobes), with the Master and Bedroom Two enjoying attractively presented En-Suite Bath and Shower Room respectively, a family Bathroom containing a modern white suite.

OUTSIDE

The property is approached off a quiet country lane onto a generous gravelled parking area with ample space for a number of vehicles and leading on to a detached double Garage (approx 6.20m x 5.54m) which enjoys two vehicular accesses and a further pedestrian access, with power and light laid on.

To the rear of Tower Farm Lodge are well-maintained Gardens which offer a wonderful external complement to the property and presently feature an attractive paved patio area ideal for sitting out and enjoying the tranquillity of the setting, this leading on to an expanse of shaped lawn bordered by mature floral and herbaceous beds, alongside a timber garden storage/potting shed.

THE ACCOMMODATION COMPRISES

- Ground Floor -
 - Entrance Hall:
 - Living Room: 5.11m x 3.99m
 - Dining Room: 5.40m x 3.50m
 - Kitchen: 5.00m x 3.99m
 - Utility Room: 3.00m x 2.01m
 - Cloakroom:
 - Garden Room: 5.99m x 4.27m

- First Floor -
 - Bedroom One: 4.98m x 3.99m
 - En-Suite:
 - Bedroom Two: 4.19m x 3.43m
 - En-Suite:
 - Bedroom Three: 3.51m x 3.00m
 - Bedroom Four: 3.51m x 2.51m
 - Family Bathroom

TENURE

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

SERVICES

The property is understood to benefit from mains water and electricity. Drainage is to a private system.

LOCAL AUTHORITY

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

COUNCIL TAX

The property is shown as being within Council Tax Band F on the local authority 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.