



Loran House, Watergate Street,  
Ellesmere, Shropshire, SY12 0EX

**Bowen Son  
and Watson**



# Loran House, Watergate Street, Ellesmere, Shropshire, SY12 0EX

Shrewsbury 18 miles, Wrexham 12 miles, Whitchurch 12 miles, Chester 27 miles.

Loran House is a substantial & well appointed period town house which occupies a prominent position close to the Town Centre, Mere and Creamore Gardens. The characterful property retains many original features yet provides spacious and flexible living accommodation which briefly comprises:

Spacious Reception Hall, Fully Fitted Kitchen, Lounge/Dining Room, Sitting Room, Sun Room, 3 Cellars, 6 Bedrooms, Split Level Attic Room & 3 Bathrooms.

The property benefits from gas fired central heating, a detached garage, ample off road parking with spacious and private gardens. Viewing is highly recommended.

## General Remarks

Bowen Son and Watson are delighted to bring to the market Loran House in Watergate Street, Ellesmere. The property is believed to date back to the 17th Century and comprises a substantial three storey town house with a wealth of period features. These include an oak spindle staircase, inglenook fireplace, attractive pattern tile flooring along with oak flooring and beams to many rooms. Although situated close to the town centre this property has the benefit of private gardens and a parking/turning area with access to the garage. The walled gardens incorporate attractive lawns with a raised decked area which offers an ideal outdoor entertaining space. Loran House is a property which must be viewed to appreciate the charm and character of this most individual residence.

## Location

The property is positioned within easy walking distance of the town centre and local amenities. The picturesque mere and gardens are close by along with the canal and surrounding countryside. Ellesmere offers a range of shopping and recreational facilities with excellent primary, junior and secondary schools in the town including the renowned Ellesmere College.

The town is well located for access to the larger centres of Oswestry, Wrexham, Shrewsbury and the City of Chester. Transport links to the A5 and motorway network beyond give easy access to the North/South of the country and border counties of Wales. The nearby village of Gobowen has a train station with direct services to Shrewsbury, Chester, Birmingham and other commercial centres.

## Accommodation

The property is constructed of rendered brick under a pitched slate roof with an approach through large double wrought iron gates onto

a gravel driveway providing parking and turning area.

## Entrance Porch

A covered external entrance porch with steps and side railings leads to the entrance door into:

## Reception Hallway

Large spacious hallway with impressive oak spindle staircase, polished pattern tile floor, exposed beams, dado rail and radiator. Step down to:

## Inner Hallway

With continuation of tiled flooring, built-in storage cupboards & part glazed door into:

## Side Hall

With radiator, cloaks rail & door off to corridor giving access to both Watergate Street and the rear gardens. From the inner hallway a door leads into:

## Utility Room

Vinyl tile effect flooring, onyx style roll top work surface with space and plumbing for washing machine and tumble dryer. There is a pulley airer/dryer, wash hand basin and a recessed fitted storage cupboard, Door into:

## Separate W.C.

With low flush W.C. Door from Inner Hallway leads into:

## Kitchen/Breakfast Room

19'4" x 12'5" (into bay) (5.89 x 3.78 (into bay))

Well appointed kitchen/breakfast room overlooking the garden giving a light and open feel to the room. Fully fitted kitchen with matching base and eye level cupboards (two of which are glass







fronted for display purposes), marble effect work tops and partly tiled surround. Circular stainless steel sink with mixer tap and cupboards beneath, 'Creda' hob unit with 'Hotpoint' oven below, 'Rangemaster' extractor fan, space for fridge/freezer, 'Worcester' gas fired boiler, double radiator and coving to ceiling. A glazed door then leads through to:

### **Lounge/Dining Room**

27'2" x 17'3" (8.28m x 5.26m)

Oak flooring, Inglenook style fireplace with original polished oak beam and tiled hearth, coving to ceiling, dado rail, 2 radiators, TV point, telephone point & glazed door into:

### **Sitting Room**

11'10" x 11'9" (3.61m x 3.58m)

Oak flooring, picture rail, coving to ceiling, radiator & built-in alcoves housing extensive shelving.

### **Sun Room**

10'1" x 9'5" (3.07m x 2.87m)

Tiled flooring, centre light/fan, air exchanger, power and light facilities with double opening doors out to extensive rear gardens and patio area. From the Reception hall a staircase leads down to the Cellar which has power and light laid on.

### **Cellar One**

18'8" x 12'2" (5.69m x 3.71m)

Vaulted ceiling and door to a store room.

### **Cellar Two**

14'5" x 13'9" (4.39m x 4.19m)

Steps and door down to:

### **Cellar Three**

12'2" x 11'10" (3.71m x 3.61m)

Vaulted ceiling and shelving.

The feature oak carpeted staircase rises from the reception hall to a:

### **Half landing**

Internal window with leaded lights, stairs back to the reception hall and continuing to landing one with door to:

### **Bedroom One**

16'9" x 14'0" (5.11m x 4.27m)

Coving to ceiling, picture rail, radiator, TV point and door leading from landing one into:

### **Bathroom**

Exposed wood flooring, radiator and bathroom suite comprising a panel bath with tiled surround, low level flush w.c. and pedestal wash hand basin with tiled splash back and vanity cupboard below.





### Bedroom Two/Dressing Room

13'11" x 7'7" (4.24m x 2.31m)

Radiator and TV point. From half landing area further stairs to:

### Main Landing

With large airing cupboard housing hot water cylinder and slatted shelving. Smoke alarm & doors off to:

### Bedroom Three

14'5" x 14'4" (4.39m x 4.37m)

Picture rail, coving to ceiling, radiator and telephone point.

### Family Bathroom

12'2" x 9'7" (3.71m x 2.92m)

A most attractively appointed bathroom with suite comprising a tile panelled bath with tiled surrounding walls, enclosed tiled shower cubicle, wash hand basin with tiled splash back and vanity cupboard below. Low level wc, heated towel rail, picture rail and exposed beams to ceiling.

### Bedroom Four

14'6" x 10'5" (4.42m x 3.18m)

Radiator. The staircase continues from the second floor landing to a further:

### Half Landing

With attractive exposed wall timbers and partly glazed door to:

### Split Level Attic Room

17'5" x 11'3" (5.31m x 3.43m)

With two windows, spotlights to ceiling and under eaves storage area. There is the potential to adapt the space to suit a number of usages including as an office, playroom or studio. The second floor half landing leads up to the:

### Main second floor landing

Providing access to:

### Bedroom Five

14'8" x 14'5" (4.47m x 4.39m)

Victoria style fire grate, radiator and exposed beams to walls/ceiling.

### Bedroom Six

Radiator, under eaves storage area and doorway through to dressing room.

### Second floor bathroom

Pine panelled bath with shower attachment and partly tiled surrounding walls. Radiator, pedestal hand wash basin with tiled splash back, low level flush wc, exposed beams to ceiling, roof light and storage cupboard.

### Outside

The rear entrance to Loran House is approached from Talbot Street through large double gates onto the gravel driveway providing a turning and parking area. The private gardens are enclosed by a brick wall with patio areas and good size lawns with borders housing a variety of shrubs and plants. An archway and steps lead down to a cobbled passageway providing pedestrian access through another door onto Watergate Street.

### Garage

16'11" x 15'11" (5.15 x 4.85)

Up and over door, power/light facilities laid on and side pedestrian door.

### Tenure

We are informed that the property is Freehold subject to vacant possession on completion.

### Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury.

### Council Tax

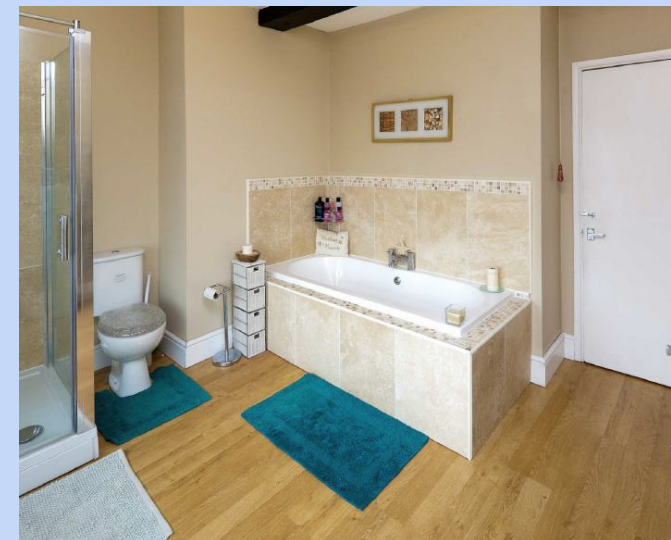
The current council tax band is 'E'.

### EPC Rating

The property has been assessed and rated at Band 'D'.

### Viewings

All viewings are strictly by appointment only through the sole selling agent's Ellesmere Office (01691) 622534.



AGENTS NOTE: Viewing strictly by arrangement with the Agents through their Ellesmere Office. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavour to make our sale details accurate and reliable if there is any point, which is of particular importance to you, please, contact our Ellesmere Office who registered the property and we will be pleased to confirm the position for you.



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