



**FOR SALE**

Auction Guide Price: £180,000 - £200,000

Woodside, Lion Lane,  
Nr Ellesmere, Shropshire, SY12 0LT

**\*\*AUCTION GUIDE PRICE: £180,000 - £200,000\*\***

An attractive detached two bedroom period country house of immense charm and character with huge potential for modernisation, improvement and/or extension, together with outbuildings and lovely surrounding gardens in a super, totally unspoilt rural location, yet convenient to the north Shropshire town of Ellesmere. FOR SALE BY PUBLIC AUCTION ON 11TH NOVEMBER 2016.



Ellesmere (3 miles) Oswestry (11 miles), Shrewsbury (19 miles) and Chester (25 miles).  
(All distances approximate)



- **Period country house**
- **2 Bedrooms**
- **Great potential for modernisation**
- **Lovely surrounding gardens**
- **Useful outbuildings**
- **Super rural location**

#### DESCRIPTION

Halls are favoured with instructions to offer Woodside, near Ellesmere, for sale by Public Auction.

Woodside is an attractive detached two bedroom period country house of immense charm and character with huge potential for modernisation, improvement and/or extension (subject to Local Authority planning permission), together with a range of outbuildings and lovely surrounding gardens in a super, totally unspoilt rural location, yet convenient to the north Shropshire lakeland town of Ellesmere.

The property offers well planned internal accommodation of great character, which is in need of modernisation and improvement and provides a purchaser with the chance to buy a period house to renovate and/or extend, (subject to Local Authority planning permission), according to their individual tastes and preferences. There is room around the property for extensions and an outbuilding nearby, which could, also, be incorporated in to living accommodation, if required.

The accommodation, at present, comprises a ground floor Entrance Hall, Living Room, Sitting Room, Dining Room, Kitchen/Breakfast Room, Rear Lobby and Bathroom, together with two first floor Bedrooms. The property has an oil fired central heating system.

The gardens and grounds are an attractive feature of the property and briefly comprise a good sized lawn to the front of the house, which has great potential, also, for landscaping according to one's individual requirements. There is the original stack yard to the rear of the buildings which, also, have great potential.

The sale of Woodside does, therefore, provide an unusual opportunity to purchase a well situated period country house with such potential for modernisation, improvement and/or extension, in a lovely unspoilt rural location. An inspection of the property is highly recommended.

#### SITUATION

Woodside is situated in a super unspoilt rural location in the heart of the noted north Shropshire countryside. Whilst enjoying the peace and tranquility of its location, it is only 3 miles from the well known north Shropshire lakeland town of Ellesmere, renowned for its meres and canals, which has an excellent range of local shopping, recreational and educational facilities. The larger centres of Oswestry (11 miles) and the county towns of Shrewsbury (19 miles) and Chester (25 miles) are also within easy motoring distance, all of which, have a more comprehensive range of amenities of all kinds.

#### DIRECTIONS

From Ellesmere, proceed north on Grange Road [A528] in the direction of Overton-on-Dee, for approximately 1 mile. Turn right signposted "Penley" and continue for just under 1 mile and turn left signposted Lion Lane. Continue for a short distance and Woodside will be found on the right hand side, identified by a Halls For Sale board.

#### THE ACCOMMODATION COMPRISES:

A front entrance door opening in to an:

#### ENTRANCE HALL

With a quarry tiled floor and door in to the:

#### LIVING ROOM

10'11" x 15'3" (3.33m x 4.65m)

With a feature fireplace and windows to two elevations overlooking the gardens.

#### SITTING ROOM

12'6" x 10'8" (3.81m x 3.26m)

With a fitted carpet as laid, fireplace with inset wood burning stove and raised quarry tiled hearth, double glazed window to front elevation overlooking the gardens, door in to an understairs storage cupboard and further door through to a:

#### DINING ROOM

8'5" x 6'8" (2.57m x 2.03m)

With a radiator, fluorescent strip lighting, double glazed window overlooking the gardens and door in to the:

#### KITCHEN/BREAKFAST ROOM

14'8" x 8'4" (4.46m x 2.55m)

With a tiled floor, a stainless steel single drainer sink unit (H&C) with mixer tap and cupboards under, roll topped work surfaces to either side with base units below, cupboard housing the Eurocal oil fired boiler which heats the domestic hot water and central heating radiators, planned space for appliances, part wall tiling, a further L-shaped range of work surfaces with cupboards and drawers below, fluorescent strip lighting and partly glazed door to outside.

A partly glazed sliding door leads from the Sitting Room in to a:

#### REAR LOBBY

With door in to the:

#### BATHROOM

With a bath (H&C) with tiled surrounding walls and shower attachment, low flush WC, pedestal hand basin (H&C), fitted carpet as laid, wall mounted mirror fronted vanity cabinet and an opaque double glazed window to rear elevation.

A door leads from the Rear Lobby in to an enclosed carpeted staircase which leads up to a:



#### FIRST FLOOR LANDING

Which has a continuation of the fitted carpet as laid, radiator, inspection hatch to roof space and door in to:

#### BEDROOM 1

15'5" x 12'11" (4.71m x 3.93m)

With double glazed windows to two elevations overlooking the gardens and open countryside beyond, inspection hatch to roof space and radiator.

#### BEDROOM 2

12'5" x 7'7" (Plus 3'2" (3.78m x 2.30m (Plus 0.97m))

With a fitted carpet as laid, recessed linen cupboard with slatted shelving, radiator and double glazed windows to two elevations overlooking the gardens, outbuildings and open countryside beyond.

#### THE GARDENS

The gardens are an attractive feature of the property and briefly comprise an extensive mature lawned garden to the front with gravelled pathway leading alongside the property. There is a concreted enclosed yard to one side of the cottage. The gardens have potential for landscaping according to one's individual tastes and preferences.

#### THE OUTBUILDINGS INCLUDE:

##### FORMER SHIPPON

19'9" x 24'7" (6.03m x 7.5m)

Principally of brick and slate roofed construction, presently used for storage purposes with original pigs cotes to the rear.

##### FORMER SHIPPON

29'6" x 13'6" (9m x 4.12m)

Principally of brick and sheet roofed construction.

#### SINGLE GARAGE

#### FIXTURES AND FITTINGS

The fitted carpets are included in the purchase price.

#### 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 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 in Band 'C' on the Shropshire Council Register. The payment for 2016/2017 is £1,363.93.

#### MODE OF OFFERING

Woodside will be offered for sale by Public Auction on Friday 11th November 2016 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire SY4 3DR at 3pm. The Auctioneers, further, reserve the right to sell the property privately, prior to auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

#### CONTRACT SPECIAL CONDITIONS

The property will be sold subject to the special conditions of sale, which are not to be read at the time of sale, but will be available for inspection at the offices of the vendors solicitors, Mr David Foden of Messrs Lanyon Bowdler Solicitors, 39 - 41 Church Street, Oswestry, Shropshire, SY11 2SZ, or at the auctioneers offices in Ellesmere prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the special conditions or not.

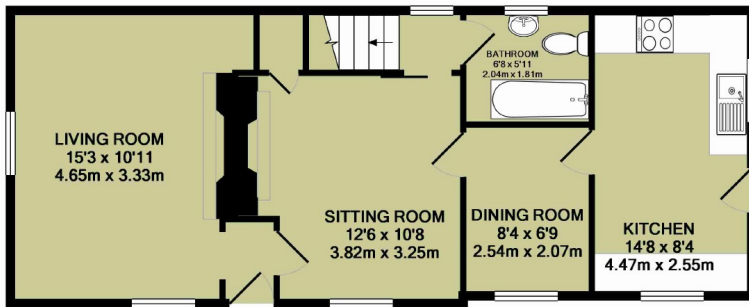
#### BUYERS ADMINISTRATION FEE

In addition to the deposit required upon exchange of contract, Buyers will be required to pay a Buyers Administration fee. This fee is £100, plus VAT, for each lot and can be paid by Debit/Credit card or cheque. Please bring with you the means to pay both the deposit and the Buyers administration fee.

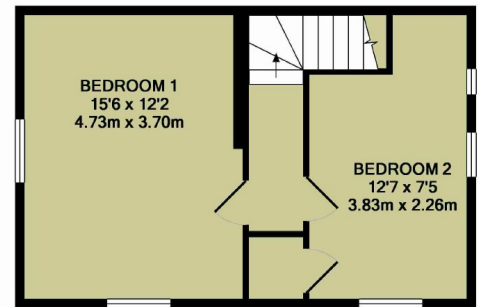
#### GUIDE/RESERVE

\*Guides are provided as an indication of each sellers minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

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GROUND FLOOR



1ST FLOOR

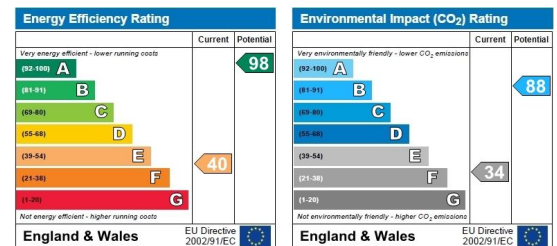
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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

**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 Ratings



**01691 622 602**

**Ellesmere office:**  
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