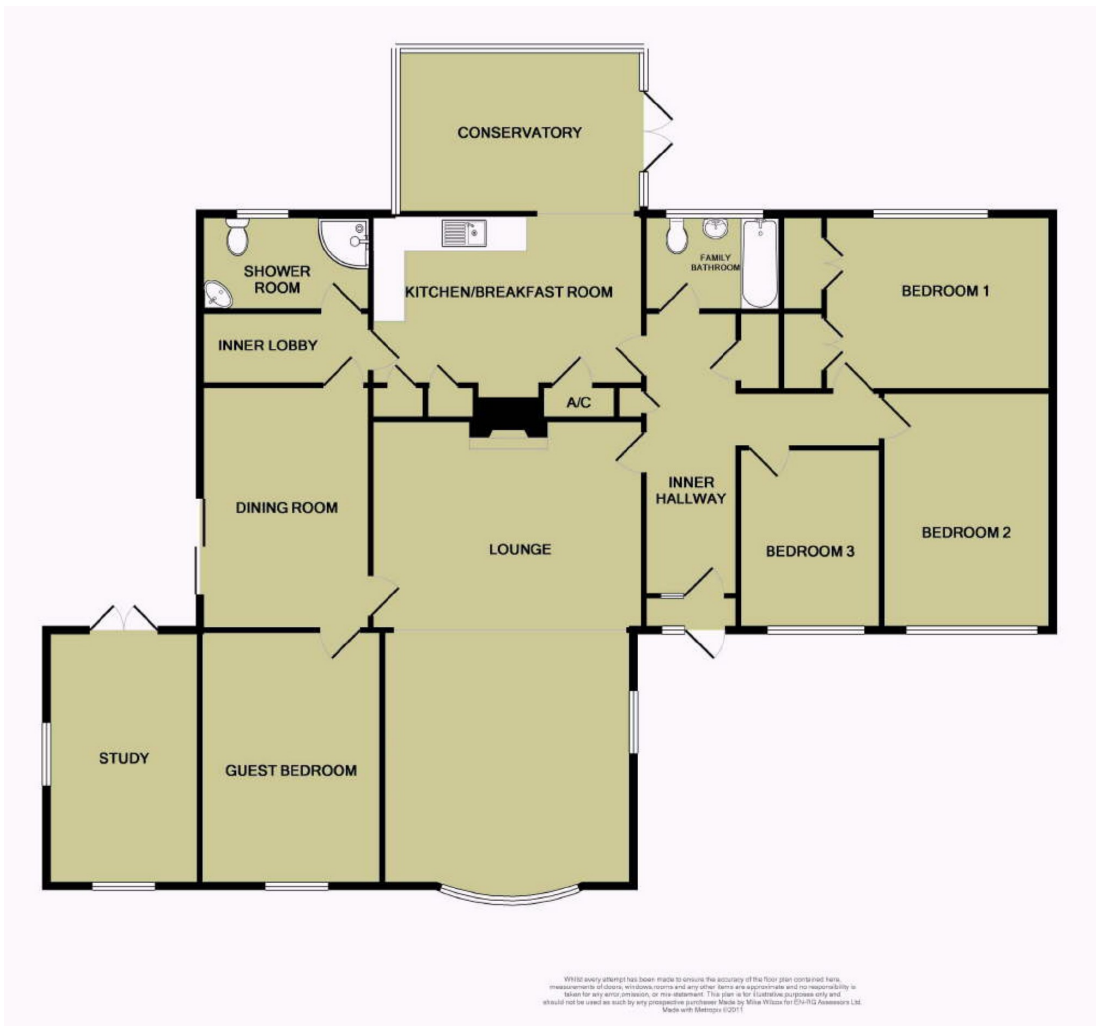


Near Meres, Welsh Frankton, Oswestry, Shropshire, SY11 4NX



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.



FOR SALE

Offers in the region of £395,000

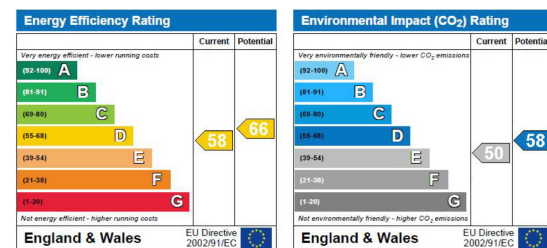
Near Meres, Welsh Frankton, Oswestry, Shropshire, SY11 4NX

A very well situated commercial/residential opportunity in the village of Welsh Frankton comprising an extensive sales forecourt with commercial building/office currently used for car sales together with an extremely well appointed deceptively spacious four bed detached bungalow with garage, gardens and spectacular far reaching views over unspoilt countryside.

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 FSA. 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:
The Square, Ellesmere, Shropshire, SY12 0AW
E. ellesmere@hallsgb.com



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Ellesmere (2.5 miles), Oswestry (5 miles), Shrewsbury (19.5 miles) and Chester (28 miles).
(All distances approximate)



Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Commercial/Residential
- Sales Forecourt & Office
- 4 Bed Bungalow
- Garage and Gardens
- Open Views
- Super Location

DESCRIPTION

Halls are delighted with instructions to offer Near Meres at Welsh Frankton for sale by private treaty.

The property comprises a most attractively appointed four bedroomed detached bungalow residence with surrounding gardens all with superb views over unspoilt countryside, together with a most extensive sales forecourt and commercial building which has great potential for continuation of its present use selling cars or for a variety of alternative commercial usages (subject to obtaining the necessary local authority planning consent).

The bungalow, which has been extended and greatly improved by the present vendors, comprises a deceptively spacious and most well appointed bungalow in an elevated location with magnificent panoramic views over the surrounding countryside. The bungalow offers well presented and extremely versatile internal accommodation, at present, comprising a reception hall, lounge, dining room, guest bedroom, study, inner lobby, utility room/shower room, kitchen/breakfast room, conservatory, family bathroom, inner hallway and three further bedrooms. The property has the benefit of double glazed windows, an oil fired central heating system and is presented for sale with the fitted carpets included in the purchase price.

The front gardens are laid to a lawn divided by a central pathway with the rear gardens comprising a paved patio terrace leading on to a lawn all, again, with unspoilt views to the rear over unspoilt farmland.

The commercial aspect of this property is a major feature and, at present, comprises a good sized tarmacadam/concreted forecourt area which includes a commercial building which is, at present, divided in to two main rooms used currently, as offices and a car show room. The present vendors use the commercial premises as a car show room and sales centre, and it is ideal for continuation of this use but also has immense potential for a variety of alternative commercial usages (subject to obtaining the necessary planning permission).

The sale of Near Meres does, therefore, provide a very rare opportunity indeed to purchase a residential/commercial property comprising such a well appointed detached bungalow together with office/forecourt premises in such an excellent trading location.

Halls, the sole selling agents, strongly recommend an inspection of the property to appreciate the possibilities that it has offer both residentially and commercially.

SITUATION

Near Meres is situated in the rural village of Welsh Frankton in the heart of the North Shropshire countryside. Whilst enjoying this location is only approximately 3 miles from Ellesmere and approximately 5 miles from Oswestry, both of which have an excellent

range of local shopping, recreational and educational facilities. The A5 network is also within easy motoring distance providing easy access North and South to the county towns of Chester and Shrewsbury, both of which have a more comprehensive range of amenities of all kinds.

THE ACCOMMODATION COMPRISES

A double glazed front entrance door opening in to an:

ENTRANCE PORCH

With a tiled floor and partly glazed stable type front entrance door opening in to the:

RECEPTION HALL

Which is L shaped and has a radiator, a fitted carpet as laid, door in to a Recessed Cloaks Cupboard and partly glazed door in to the:

LOUNGE

28'0" x 14'0" (8.53m x 4.27m)
A most attractive room with a fitted carpet as laid, an exposed brick fireplace with a raised stone hearth and wooden mantle over, coved ceiling, double glazed windows to two elevations with magnificent views over unspoilt countryside, two radiators, power points, TV aerial point and glazed door through to the:

DINING ROOM

13'3" x 9'2" (4.04m x 2.79m)
With an attractive exposed wood boarded floor, a radiator, telephone extension point, ceiling down lighters, inspection hatch to roof space and sliding patio doors out to a side decked Hot Tub area, further door in to the:

GUEST BEDROOM

15'8" x 10'4" (4.78m x 3.15m)
With a fitted carpet as laid, a radiator, double glazed window to front elevation with lovely views over unspoilt countryside, inspection hatch to a roof space, power points.

STUDY

13'1" x 8'10" (4.00m x 2.70m)
A door leads from the Dining Room through to an:

INNER LOBBY

Which has a tiled floor, a 'Eurostar' oil fired boiler which heats the domestic hot water and central heating radiators with roll topped work surface above, eye level fitted cupboard, triple spotlight on track, connecting door back through to Kitchen and further door in to the:

UTILITY ROOM/SHOWER ROOM

With a continuation of the tiled floor, an enclosed shower cubicle with 'Aqualiser' shower unit, roll topped work surfaces with planned space and plumbing below for appliances, low flush WC, corner hand basin [H&C] with tiled splash, chromium upright heated towel rail, electric shaving light/socket, opaque double glazed window to rear elevation, ceiling down lighters.

KITCHEN/BREAKFAST ROOM

15'10" x 10'0" (4.83m x 3.05m)
With an attractive fitted kitchen to comprises a one and a half bowl stainless steel single drainer sink unit [H&C] with mixer tap, a range of roll topped work surfaces to either side with base units below, planned space and plumbing for a dishwasher, an integrated 'Creda' four ring hob unit with fitted extractor hood above and Stove double oven below, further work surface with cupboard and drawer below, a matching range of eye level fitted kitchen units, internal window through to Conservatory, doors in to two recessed storage/pantry cupboards and further door in to an AIRING CUPBOARD with hot water cylinder, immersion heater and slatted shelving.

An open plan archway leads through to the:

CONSERVATORY

14'7" x 9'7" (4.45m x 2.92m)
Which has a continuation of the tiled floor, double glazed windows, double opening doors to the rear gardens, radiator, ceiling fan, power points and vertical blinds to windows.

A door leads from the Kitchen/Breakfast Room back to the Reception Hall where there is a door to the:

FAMILY BATHROOM

With a tiled floor and suite comprising a panelled bath [H&C] with tiled surrounding walls with 'Galaxy' shower unit and curtain, a pedestal hand basin [H&C], low flush WC, radiator, dado rail with timber panelling below, ceiling down lighters, opaque double glazed window to rear elevation.

The Reception Hall leads through to an:

INNER HALLWAY

Which has a continuation of the carpeted floor, an inspection hatch to the roof space and door in to:

BEDROOM ONE

13'0" x 10'0" (3.96m x 3.05m)
With a fitted carpet as laid, double glazed window to rear elevation overlooking the rear paved patio terrace, gardens and open farmland beyond, radiator, power points, an extensive range of recessed fitted wardrobes with storage shelf and hanging rail.

BEDROOM TWO

13'10" x 9'11" (4.22m x 3.02m)
With a fitted carpet as laid, double glazed window to front elevation overlooking the front gardens with superb views beyond over unspoilt countryside, picture rail, radiator and power points.

BEDROOM THREE

9'10" x 8'4" (3.00m x 2.54m)
With a double glazed window to front elevation overlooking the front gardens with superb views over unspoilt farmland beyond, radiator and power points.

OUTSIDE

The property is approached off the council maintained roadway through the garage forecourt and over a concreted driveway which has room for parking a good number of vehicles. To the side of the Bungalow is the:

GARAGE/WORKSHOP

21'8" x 14'2" (6.60m x 4.32m)
With a concreted floor, metal up and over front door with power laid on.

THE GARDENS

The rear gardens are laid to a paved patio terrace to the rear of the bungalow making a lovely setting for outside dining, bbqs, sitting etc and lead on to an area of lawn which is bordered to the rear by totally unspoilt farmland. To the side of the property is raised decked area on which is the 'Hydro Spa' Hot Tub.

The front gardens are predominantly down to two shaped lawns divided by a central concreted pathway which leads from the front door to the garage forecourt.

THE COMMERCIAL PREMISES

The commercial building (approx 31' x 16') is, at present, divided in to two sections, one being an office, the other a car showroom/valeting room. The building fronts a good sized forecourt, predominantly tarmacadam and concrete which is ideal for the current usage as a car sales centre. The commercial aspect has immense potential, however, for a variety of alternative commercial usages (subject to relevant planning permission) as it is in such a visible location with an excellent volume of passing traffic, it is, indeed, an excellent trading location for whatever use.

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 Bungalow is in Band ' C ' on the Shropshire Council Register. The payment for 2013/2014 is £1308.17.

BUSINESS RATES

Rateable Value £3,000. Rates Payable £1386.00.

VIEWING

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