



FOR SALE

Realistic offers considered £450,000

Balmer House, Welshampton, Ellesmere, Shropshire, SY12 0PP

A rare opportunity to acquire a substantial six bedroom period farmhouse that requires updating, together with outbuildings and land approaching six acres or thereabouts.

The property does require a fairly robust programme of refurbishment, however it will certainly be worth the effort to transform this once fine farmhouse into a beautiful family home. Early viewing is highly recommended.



Ellesmere (4 miles), Wem (8 miles), Whitchurch (9 miles), Shrewsbury (18 miles) and Chester (28 miles). All distances are approximate.



- **Period Farmhouse**
- **Six Bedrooms**
- **Requires Modernisation**
- **Outbuildings**
- **5 Acres Or Thereabouts**
- **No Upward Chain**

DESCRIPTION

A rare opportunity to acquire a six bedroom period former farmhouse that requires updating, together with outbuildings and land approaching six acres or thereabouts. The substantial accommodation is arranged over two floors and comprises entrance hall, cloakroom, lounge, study, sitting room, dining room, kitchen/breakfast room and a cellar. To the first floor there are six bedrooms, a bathroom, and a store room that currently houses a bath and wash basin.

Outside there are formal gardens, and land made up of three enclosures totalling approximately 6.091 acres or thereabouts.

A further parcel of land measuring approximately 3.5 acres could be purchased by separate negotiation. This land is shown as a darker green on the enclosed plan and will be the subject of an uplift clause.

LOCATION

The popular North Shropshire village of Welshampton sits approximately 4 miles from the well known Shropshire Lakeland town of Ellesmere, which has excellent local shopping, recreational and educational facilities.

Other North Shropshire Towns including Wem and Whitchurch are both within easy motoring distance, as are the county towns of Shrewsbury and Chester, both of which have a more comprehensive range of

amenities of all kinds.

ENTRANCE HALL

Period part glazed entrance door, stairs to the first floor with door to storage cupboard below, radiator,

CLOAKROOM

Fitted with a WC, wash basin with tiles over, radiator, double glazed window to the side.

LOUNGE

7.87m x 3.89m (25'10" x 12'9")

Double glazed patio doors to the garden, further single glazed window to the side, two radiators, TV point, ceiling beams.

STUDY

3.40m x 2.13m max (11'2" x 7'0" max)

Double glazed window to the side, radiator, ceiling beams, built-in book shelving.

SITTING ROOM

3.63m x 3.61m (11'11" x 11'10")

Double glazed window to the front, tiled surround to fireplace (not tested), radiator.

DINING ROOM

4.65m x 3.53m max 2.79m min (15'3" x 11'7" max 9'2" min)

Double glazed window to the front, wood burning stove in fireplace, door to concealed second servants staircase to the first floor, radiator, TV point, door to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

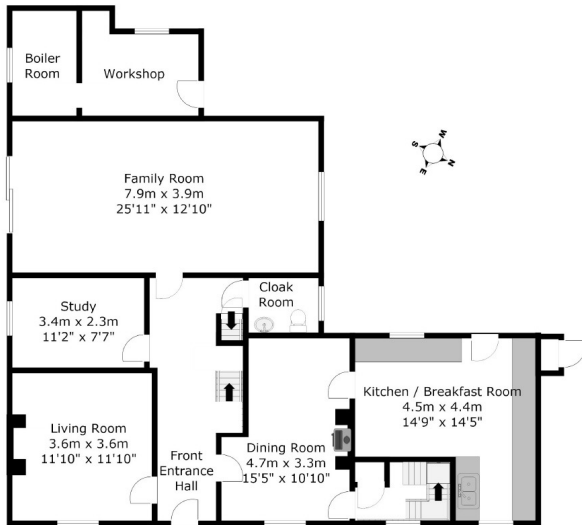
4.39m x 2.79m (14'5" x 9'2")

Plus area of 6'2" x 4'9".

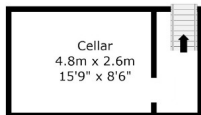
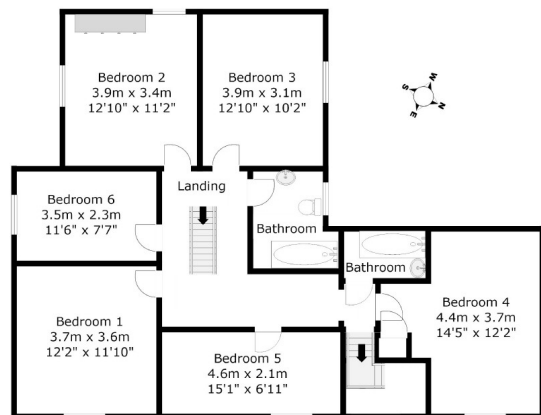
Fitted with a stainless steel sink, base and wall



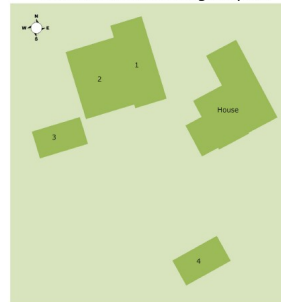
Ground Floor: 121 m² = 1302.43 ft²



First Floor: 104 m² = 1119.45 ft²



House and Outbuildings Layout



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.



3 Reception
Room/s



6 Bedroom/s



2 Bath/Shower
Room/s



cupboards, quarry tiled floor, plumbing for a washing machine, double glazed window and door to the rear garden.

CELLAR

4.57m x 2.59m (15'0" x 8'6")

FIRST FLOOR LANDING

Doors to all principal rooms.

BEDROOM ONE

3.68m x 3.58m (12'1" x 11'9")

Double glazed window to the front with lovely views, radiator.

BEDROOM TWO

3.91m x 3.38m (12'10" x 11'1")

Double glazed window to the front and a single glazed window to the side, both with views, built-in wardrobes, radiator.

BEDROOM THREE

3.91m x 3.12m (12'10" x 10'3")

Single glazed window to the side, radiator.

BEDROOM FOUR

3.45m x 2.29m (11'4" x 7'6")

Double glazed window to the side, radiator.

BEDROOM FIVE

4.57m x 2.08m (15'0" x 6'10")

Double glazed window to the front, radiator.

BEDROOM SIX

4.42m max x 2.36m (14'6" max x 7'9")

This room has diminishing head height into the eaves space. Single glazed window to the side, built-in airing cupboard.

MAIN BATHROOM

2.51m x 1.70m (8'3" x 5'7")

Fitted with a panelled bath with mixer tap and shower attachment, pedestal wash basin, low level WC, part tiled walls, radiator, window to the side.

STORE ROOM

2.08m x 1.17m (6'10" x 3'10")

Presently houses a bath and a wash basin.

OUTSIDE

The property is approached via a long driveway which opens into a courtyard giving ample parking. The driveway and courtyard give access to the gardens and the enclosures.

OUTBUILDINGS

The main outbuilding standing directly to the rear of the property houses a Shipon, a pig sty and small dairy room, there is a covered store attached to the rear of this building that requires refurbishment. A further brick store requires demolition, and there are timber garden stores in varying states of repair.

A particular feature is the 'potato house' which is accessed via a door in the Victorian garden wall and has a storage area with arched roof line. A brick built boiler room is attached to the main property and this houses the heating boiler.



GARDENS

There are gardens mainly laid to lawns with views of countryside from varying points, the side garden is part divided from the rear by a Victorian brick wall. A former orchard area sits to the front of the property.

LAND

The property is approached via a long driveway and has land in four enclosures to the front, side and rear of the property, approaching approximately six acres or thereabouts.

DIRECTIONS

From Whitchurch exit on the A525 to Wrexham, turning left onto the A495 for Ellesmere, proceed for approximately seven miles and on entering the village of Welshampton, take the first left onto the B5063 signposted to Wem, follow the road for approximately half a mile passing a modern bungalow 'LibbyAnn' on the right, passing the next property on the right, the driveway will be found on the right just before the row of red brick cottages, Virginia Villa's on the left hand side.

AGENTS NOTE

There is a possibility of further land being available to purchase approaching 3.5 Acres subject to negotiation.

This land is shown on the plan as a darker colour and has an uplift clause attached.

COUNCIL TAX

The property is in Band F and the current amount payable for 2017/18 is £2,327.00. For further enquiries contact Shropshire Council revenue services on 0345 6789002.

SERVICES

Mains electricity and water are connected to the property, with drainage to a private system. Heating is by oil fired boiler to radiators. None of these services have been tested.

TENURE

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

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230. You can also find Halls properties at www.rightmove.co.uk and www.Onthemarket.com
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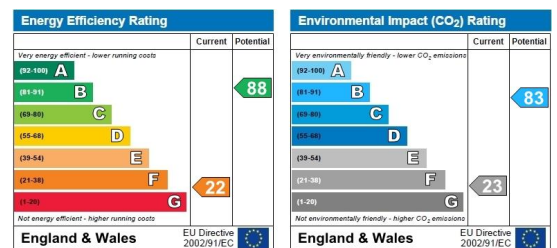
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Energy Performance Ratings



01948 663 230

Whitchurch office:
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