



FOR SALE

Offers in the region of £419,995

Mahe House, The Village,
Welshampton, Ellesmere, SY12 0PJ

A superbly presented and very well designed modern four bedroomed detached family house with a gated drive, double garage and gardens enjoying lovely open views to the rear situated in a 'tucked away' location, a short walk from the centre of the popular North Shropshire village of Welshampton.



Ellesmere (4 miles), Wem (6 miles), Whitchurch (10 miles), Shrewsbury (18 miles).
(All Distances Approximate)



- **Open-plan accommodation**
- **Underfloor heating throughout**
- **Superbly presented**
- **Lovely open views to rear**
- **Gated drive and double garage**
- **Edge of village centre location**

DESCRIPTION

Halls are delighted with instructions to offer Mahe House at Welhampton, Near Ellesmere, for sale by private treaty.

Mahe House is a superbly presented and very well designed modern four bedroomed detached family house with a gated drive, double garage and gardens enjoying lovely open views to the rear situated in a 'tucked away' location, a short walk from the centre of the popular North Shropshire village of Welshampton.

The internal accommodation, which has been greatly improved by the current Vendor during his occupation of the property, provides an open plan ground floor layout including an impressive Reception Hall, Living Room, Dining/Sun Room, super Kitchen/Breakfast Room, Utility Room and downstairs Cloakroom together with four first floor Bedrooms (Master bedroom with en suite bathroom and Bedroom Two with en suite shower room) and a Family Bathroom. The property benefits from an oil fired central heating system with under floor heating throughout and double glazed windows and doors.

Outside, the property is complimented by a part tarmac part gravelled gated drive to the front providing ample parking and manoeuvring space fronted by the double garage.

The gardens are an excellent feature, being a manageable size and including two paved patio areas

providing ideal space for outdoor entertaining with a lawned area, all enjoying lovely views over open countryside.

The sale of Mahe House does, therefore, provide a very rare opportunity for purchasers to acquire such a superbly presented and substantial detached village house offering an extremely convenient edge of village position and yet enjoying lovely views over open countryside.

Halls, the sole selling agents strongly recommend immediate internal inspection to fully appreciate this property.

SITUATION

Mahe House is situated a short walk from the centre of the popular North Shropshire village of Welshampton, approximately 4 miles from the North Shropshire Lakeland town of Ellesmere, which has excellent local shopping, recreational and educational facilities. Other North Shropshire towns including Wem (6 miles) and Whitchurch (10 miles) are both, also, within easy motoring distance. The county towns of Shrewsbury (18 miles) and Chester (28 miles) are, also, within easy reach by car, both of which have a more comprehensive range of amenities of all kinds.

ACCOMMODATION COMPRISES

A covered front entrance porch leads to a composite front entrance door with glazed side panels to either side opening in to an impressive:

RECEPTION HALL

With tiled flooring, staircase to first floor.

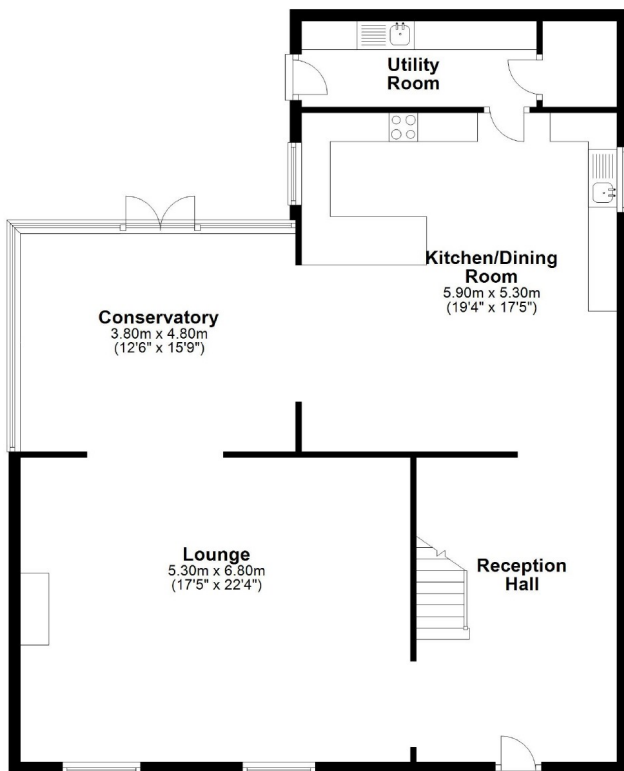
DOWNSTAIRS CLOAKROOM

With a continuation of the tiled flooring, hand basin (H&C), low flush WC and partly tiled walls.



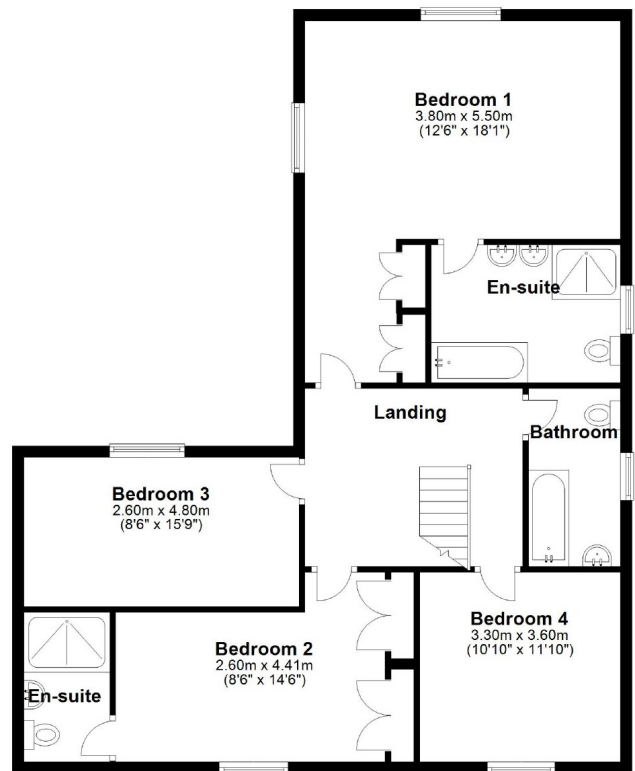
Ground Floor

Approx. 114.8 sq. metres (1236.2 sq. feet)



First Floor

Approx. 106.9 sq. metres (1151.0 sq. feet)



Total area: approx. 221.8 sq. metres (2387.2 sq. feet)

Mahe house

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



4 Bedroom/s



3 Bath/Shower
Room/s



LOUNGE

17'5" x 22'4" (5.3m x 6.8m)

With a continuation of the tiled flooring, windows to front and side elevations, multi-fuel burning stove standing on a raised slate hearth and opening through to:

DINING/SUN ROOM

12'6" x 15'9" (3.8m x 4.8m)

With a continuation of the tiled flooring, windows to rear and side elevations, double opening doors leading to the rear patio area, opening through to the:

SUPER KITCHEN/BREAKFAST ROOM

19'4" x 17'5" (5.9m x 5.3m)

With a continuation of the tiled flooring and a super kitchen including a sink unit (H&C) with flexi-mixer tap and drainer to one side, an extensive range of granite work surface areas with base units incorporating cupboards and drawers, integrated dishwasher, integrated fridge and freezer, a granite breakfast bar with planned space for bar stools, integrated cooking range with extractor hood over, windows to side elevations, wine cooling fridge (by separate negotiation).

UTILITY ROOM

With a stainless steel sink unit (H&C) with mixer tap and draining area to one side with double cupboard below, roll topped work surfaces to either side with base units incorporating cupboards, planned space for a washing machine, matching eye level cupboards, glazed side entrance door and a door in to a:

BOILER CUPBOARD

Including the 'Warmflow' oil fired central heating boiler with hot water cylinder to one side.

FIRST FLOOR LANDING AREA

With tiled flooring and inspection hatch to roof space with pull down loft ladder.

MASTER BEDROOM

12'6" x 18'1" (3.8m x 5.5m)

With tiled flooring, windows to side and rear elevations enjoying super views to the rear over open countryside, a range of fitted bedroom furniture including wardrobes, storage cupboards, bedside tables, bench seat with drawers below.

EN SUITE BATHROOM

Luxuriously appointed including 'his and hers' sink unit with mixer taps and storage drawers below, a bath (H&C) with central mixer tap, a shower area with mains fed shower and rain head attachment, low flush WC, opaque glazed window to side elevation, heated towel rail/radiator

BEDROOM TWO

8'6" x 14'6" (2.6m x 4.41m)

With tiled flooring, bedroom furniture including wardrobes shelving and bedside tables, window to front elevation and door in to:

EN SUITE SHOWER ROOM

Recently refurbished with a double shower tray with mains fed shower and rain head attachment, circular hand basin (H&C) with drawer below, low flush WC and extensively tiled walls.

BEDROOM THREE

8'6" x 15'9" (2.6m x 4.8m)



With tiled flooring and window to rear elevation enjoying lovely views over the gardens and open countryside beyond.

BEDROOM FOUR

10'10" x 11'10" (3.3m x 3.6m)

With tiled flooring and window to front elevation.

FAMILY BATHROOM

With a jacuzzi bath with central mixer tap (H&C), pedestal hand basin (H&C), low flush WC, extensively tiled walls and opaque glazed window to side elevation.

OUTSIDE

The property is approached over a private drive leading to a part tarmac and part gravelled front drive providing ample parking and manoeuvring space with a log store to one side and including a:

DOUBLE GARAGE

16'5" x 16'5" (5m x 5m)

With a concrete floor and up and over front entrance door.

THE GARDENS

The gardens are a manageable size and include two paved patio areas providing ideal space for outdoor entertaining and an area of lawn. The rear gardens back on to open farmland affording lovely views.

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system.

TENURE

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

LOCAL AUTHORITY

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

COUNCIL TAX

The property is in band 'F' on the Shropshire Council Register. The payment for 2020/2021 is £2648.88.

VIEWINGS

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

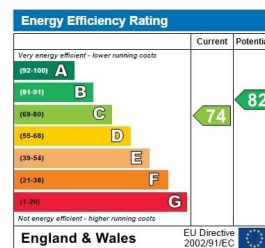
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a 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



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