



Northwood Villa

Northwood, Ellesmere, Shropshire, SY12 0LU

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Guide Price - £750,000

Northwood Villa is an attractive character property situated in a rural location yet still within easy reach of Ellesmere and the surrounding road networks. It boasts generous indoor living spaces with extensive grounds including traditional two storey outbuilding suitable for conversion subject to the relevant planning permissions, brick stable block, steel frame hay barn and wooden storage barn all set within 3.75 acres of land.

LOCATION

Located in the rural hamlet of Northwood approximately two miles north-west of Ellesmere the property is ideally situated on the North Shropshire borders offering easy links between England and Wales. Northwood Villa is easily accessible via the A528 and A495 roads making it within commuter distance of Shrewsbury and Chester.

Northwood Villa is situated within close proximity to outstanding schools at just 3.6 miles from Ellesmere College, 8.6 miles from Moreton Hall and 3.8 miles from the Ofsted 'outstanding' rated Criftons CofE Primary School and Nursery.

ACCOMMODATION

Northwood Villa Farmhouse offers a blend of traditional features with modern open plan living and still allows for further expansion in the future. Boasting open fireplaces and tile floors which create a warm living space for all the family to enjoy. Outside there is a private garden space including orchard, equestrian facilities visible from the residential property and land behind offering a haven for an equestrian enthusiast or professional alike.





ENTRANCE HALL

Entering from the yard into a boot room with tile floor and ample space for storing boots, coats and pets. There is an adjoining cloakroom with w.c. and hand basin.

KITCHEN

Off the entrance hall a good-sized room with built in units, tile floor, feature beams and windows to both sides. There is also ample room for a kitchen island. There is an adjoining utility room.

DOWNSTAIRS BATHROOM

With shower, toilet and hand basin.

RECEPTION HALL

Adjoining the kitchen with tile floor and log burner.

SITTING ROOM

A second living room with open fire and staircase.

CONSERVATORY

Large living space with tile floor, open fire and French doors leading to the garden.



UPSTAIRS

BEDROOM 1

A double room with views to the front of the property.

BEDROOM 2

A double room with views to the side of the property.

BEDROOM 3

A double room with views to the rear of the property.

FAMILY BATHROOM

Large family bathroom with freestanding bath, shower, toilet and hand basin.

GARDEN

Surrounding the property offering a private space for relaxing and playing. Including an orchard and views across the arena.

OUTSIDE

OUTBUILDINGS

The property includes a brick built traditional outhouse with one two storey section and two one storey extensions. It could be utilised for additional storage or potentially accommodation subject to obtaining the relevant planning permissions.

Following on there is a brick stable block adjacent to the residential property, large hay barn with excellent height suitable for storing a horsebox or machinery, ample hardstanding yard area for parking, wooden pole barn and arena for exercising horses.



LAND

The total plot is 3.75 acres (1.52 ha) with approximately 2.89 acres of that being grassland and the remainder being house, garden, yard and buildings.

SERVICES

Mains water, mains electricity and septic tank drainage.

COUNCIL TAX

D

EPC

F

DIRECTIONS

what3words ///losses.ballpoint.supplied

APPROXIMATE DISTANCES

Ellesmere – 1 mile

Whitchurch – 11 miles

Chirk – 9.8 miles

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

AML REGULATIONS

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are





carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

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particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

VIEWINGS

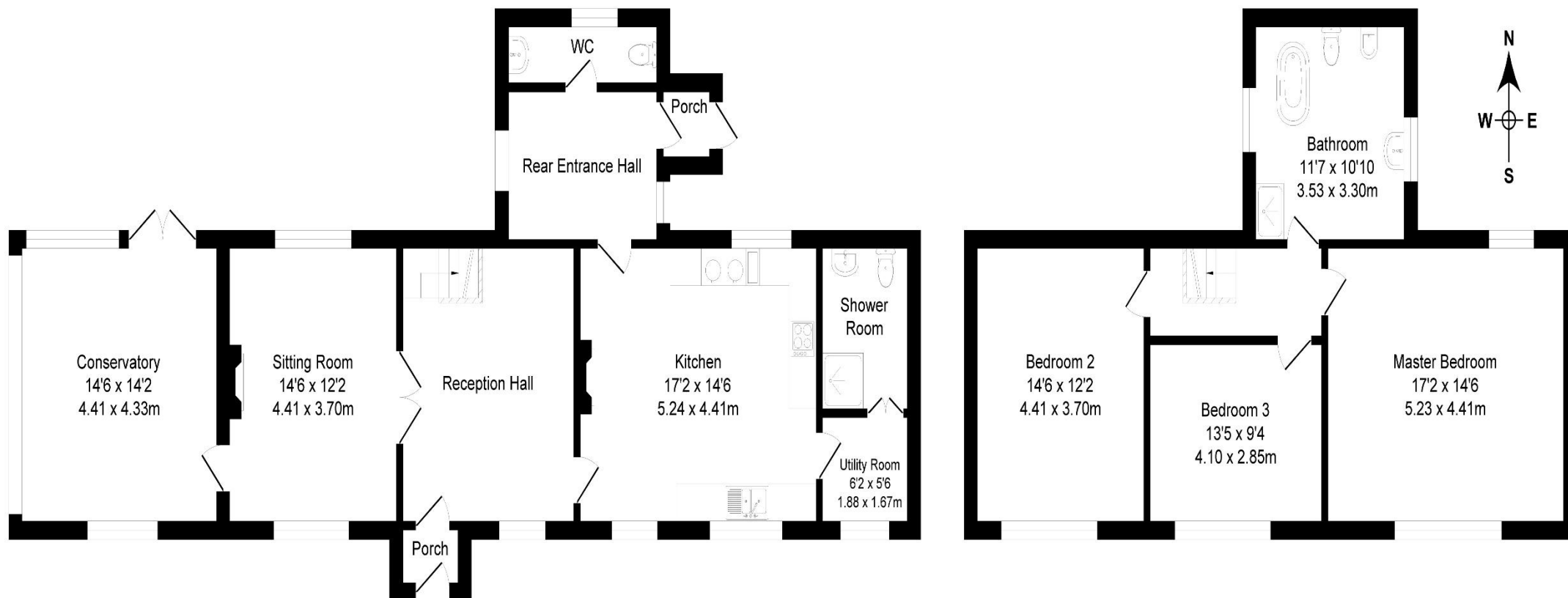
Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.



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Total Approx. Floor Area 1834 Sq.ft. (170.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor Area 1088 Sq.Ft (101.1 Sq.M.)

First Floor

Approx. Floor Area 746 Sq.Ft (69.3 Sq.M.)

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