



FOR SALE

Offers in the region of £327,500

Elm Hayes, Lyneal,
Ellesmere, Shropshire, SY12 0LG

A very well presented 3 bedroom detached village house, offering potential for further improvement, with a gravelled drive providing ample parking space, detached single garage and attractive surrounding gardens, situated in a particularly pleasant semi-rural location in the most popular village of Lyneal.



Ellesmere (4 miles), Shrewsbury (16 miles), Telford (28 miles), Chester (29 miles).
(All distances approximate).



- **Cottage style family house**
- **Super Kitchen / Dining room**
- **Potential for further improvement**
- **Extensive gravelled drive**
- **Lawned gardens**
- **Popular semi-rural location**

DESCRIPTION

Halls are delighted with instructions to offer Elm Hayes, Lyneal, for sale by private treaty.

Elm Hayes is a very well presented 3 bedroom detached village house, offering potential for further improvement, with a gravelled drive providing ample parking space, detached single garage and attractive surrounding gardens, situated in a particularly pleasant semi-rural location in the most popular village of Lyneal.

The internal accommodation, which has been greatly improved by the current vendor, does still offer great potential for further improvement, currently provides, on the ground floor, a Reception Hall, Cloakroom, super Kitchen / Dining Room (kitchen replaced in 2017), Office, Lounge, Conservatory and Family Room / Snug, together with three first floor Bedrooms (Bedroom 1 with Ensuite Shower Room) and a Family Bathroom. The property has the benefit of double glazed windows throughout, an oil fired central heating system and is presented for sale with the fitted carpets, blinds and curtains included in the purchase price.

Outside, the property is complimented by an extensive gravelled drive providing ample parking space leading to a detached timber single garage (which offers potential for replacement).

The gardens are mainly down to law, flanked by floral and herbaceous borders with mature hedging to the front, side and rear, providing privacy. There is a brick paved patio area to one corner making a lovely setting for outside dining/entertaining etc.

The sale of Elm Hayes does, therefore, provide a very rare opportunity for purchasers to acquire a detached village house which has been refurbished with great taste and skill, and yet still offers potential for further improvement according to ones individual tastes and preferences, situated in this particularly popular village location. Halls, the sole selling agents, strongly recommend an immediate inspection of the property to fully appreciated the well presented internal accommodation, lovely gardens and potential that it still has to offer.

SITUATION

Elm Hayes is situated in an attractive and peaceful rural village location in the popular village of Lyneal, convenient to the nearby town of Ellesmere (4 miles), which has an excellent range of local shopping, recreational and educational facilities. The closest Railway Station is situated at Wem (6 miles) providing access to London in circa 2hrs 30 minutes. The county town of Shrewsbury (16 miles) is easily accessible by car and train offering a more comprehensive range of amenities of all kinds.

DIRECTIONS

From Ellesmere proceed on the A495 in the direction of Whitchurch, to the village of Welshampton. In the centre of the village, turn right down 'Lyneal Lane' and continue to the T- junction in the centre of Lyneal. Turn left and then immediately right where Elm Hayes will be found after a short distance on your left-hand side identified by a Halls For Sale board.

THE ACCOMMODATION COMPRISES:

A partly glazed front entrance door with glazed side panel opening in to a:

RECEPTION HALL

With a tiled floor, carpeted staircase to first floor, radiator, coved ceiling and door in to a:

CLOAKROOM

With a continuation of the tiled floor, low flush WC suite, vanity hand basin (H&C) with mixer tap and splash and mirror over, radiator and opaque double glazed window to front elevation.

OPEN PLAN KITCHEN / DINING ROOM

24'3" x 8'10" (7.4m x 2.7m)

With a continuation of the tiled floor and a fully fitted kitchen comprising a ceramic sink (H&C) with mixer tap and cupboard under, an extensive range of work surfaces to either side with base units below, five ring Belling rangestyle cooker with fitted extractor hood over, an extensive range of matching eye level units, fitted microwave, ceiling downlighters, coved ceiling, a further range of work surfaces with base units below incorporating an integrated fridge, upright modern radiator, partly glazed door to gardens and further door in to an:

OFFICE

7'10" x 6'7" (2.4m x 2.0m)

With a continuation of the tiled floor, a double glazed window to front elevation, fitted shelving.

LOUNGE

19'8" x 10'6" (6.0m x 3.2m)

With a fitted carpet as laid, painted brick fireplace with mantel over, coved ceiling, two radiators, double glazed window to front elevation, fitted carpet as laid and glazed double doors in to the:



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



CONSERVATORY

19'4" x 11'6" (5.9m x 3.5m)

With a tiled floor, power laid on and glazed double doors opening out to the gardens. The Conservatory is in need of refurbishment.

FAMILY ROOM / SNUG

11'10" x 11'2" (3.6m x 3.4m)

With a fitted carpet as laid, door to understairs storage cupboard, radiator, partly glazed door back through to the Kitchen/Dining Room and glazed double doors in to the Conservatory.

FIRST FLOOR LANDING

With a continuation of the fitted carpet as laid, radiator, inspection hatch to roofspace, double glazed window to front elevation and door in to an airing cupboard with hot water cylinder and slatted shelving.

BEDROOM 1

13'9" x 10'6" (4.2m x 3.21m)

With a fitted carpet as laid, radiator, double glazed window to front elevation, a range of fitted bedroom furniture to include wardrobes and dressing table and door through to an:

ENSUITE SHOWER ROOM

With a tiled enclosed shower cubicle, pedestal hand basin (H&C) with tiled sill over, radiator, extensively tiled walls and an opaque double glazed window to rear elevation.

FAMILY BATHROOM

With a tiled floor and a suite comprising a panelled bath (H&C) with tiled surrounding walls and MX shower unit with screen, low flush WC, vanity hand basin (H&C) with tiled splash, extensively tiled walls, triple spotlight on track, upright chromium heated ladder style towel rail/radiator and an opaque double glazed window to rear elevation.

BEDROOM 2

10'6" x 9'2" (3.2m x 2.8m)

With a fitted carpet as laid, radiator, fitted wardrobe with adjacent chest of drawers and double glazed window to rear elevation.

BEDROOM 3

9'2" x 9'2" (2.8m x 2.8m)

With a fitted carpet as laid, radiator, fitted wardrobe with full length mirrored front doors and double glazed window to front elevation.



OUTSIDE

The property is approached off the council maintained quiet country lane on to a gravelled forecourt area with room for parking a number of vehicles and providing access to the:

DETACHED TIMBER SINGLE GARAGE

Which is in need of some remedial works.

GARDENS

The gardens are predominantly to the front, one side and rear of the house, comprising a mature shaped lawn, flanked by floral and herbaceous borders, mature hedging to the front and fencing to the side and rear for privacy, including a brick paved patio area to one corner, making a lovely area for outside dining/entertaining etc. There is access from the rear garden in to a:

UTILITY ROOM (externally accessed)

7'10" x 7'7" (2.4m x 2.3m)

With a tiled floor, planned space for an American style fridge freezer and a range of roll topped work surfaces with planned space and plumbing below for appliances, inspection hatch to roofspace area, shelving and a Warmflow oil fired boiler which heats the domestic hot water and central heating radiators.

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 'E' on the Shropshire Council Register. The payment for 2019/2020 is £2,155.12.

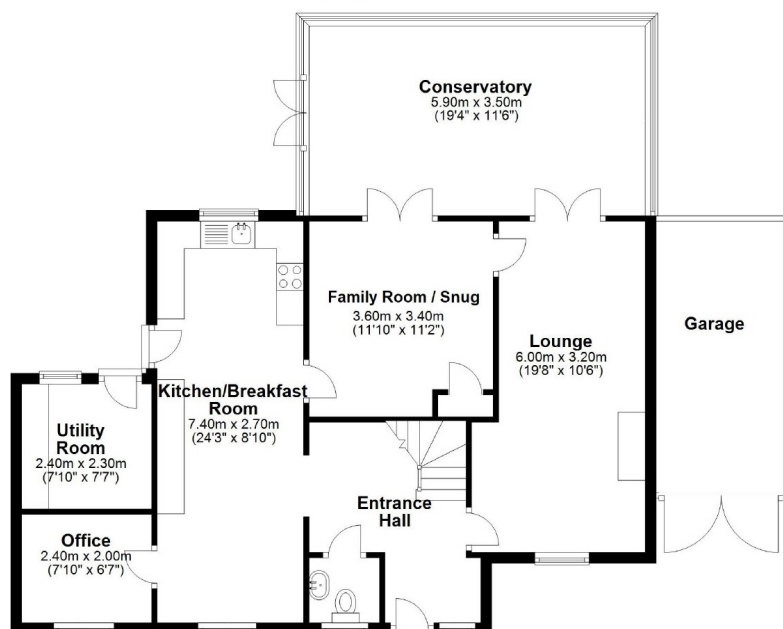
VIEWINGS

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

Elm Hayes, Lyneal, Ellesmere, Shropshire, SY12 0LG

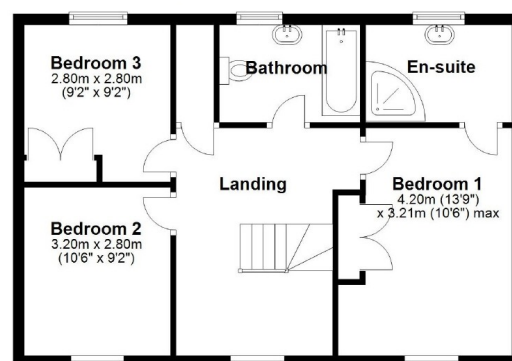
Ground Floor Area (Not Including Garage)

Approx. 94.8 sq. metres (1020.1 sq. feet)



First Floor

Approx. 55.0 sq. metres (592.0 sq. feet)



Total area: approx. 149.8 sq. metres (1612.1 sq. feet)

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.

Energy Performance Ratings

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.



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