





The Laurels Lee, Ellesmere, SY12 9AE
Offers In The Region Of £350,000

A rare opportunity to purchase this mature Grade II listed detached farmhouse requiring full renovation set in grounds of approximately 1.54 acres or thereabouts, situated in a lovely sought after hamlet location of Lee, yet is only a few minutes' drive from the town of Ellesmere.
CASH BUYERS ONLY.



The Location

Situated alongside a country lane within the rural hamlet of Lee, which nestles amongst the renowned north Shropshire countryside and affords the property a particularly tranquil setting. Whilst enjoying all that's best about rural living, The Laurels retains a convenient proximity to the Lakeland town of Ellesmere, which provides a respectable range of amenities, including Schools, Supermarket, Restaurants, Public Houses, and Independent Shops, with excellent walking routes on offer around not only The Mere but the canal network.

The property is also well situated for access to the wider area and, in particular, the market towns of Oswestry and Whitchurch, with the county centres of Shrewsbury, Wrexham, and Chester all lying within reasonable commuting distance.

What3Words ///incensed.searcher.detonated

Schooling - Within a short drive are a number of highly rated state and private schools including Lakelands Academy, Ellesmere Primary School, Shrewsbury School, Shrewsbury High School,, Prestefelde Prep., Packwood Haugh, Adcote School for Girls, and Wrekin College.

The Property

This grade II listed farmhouse requires full renovation and offers potential to be a magnificent family home once works are completed by the new owners. Set in a generous plot of approximately 1.54 acres or thereabouts with a triple barn style garaging arrangements, paddock and pond. We are advised there is a right of way from the driveway of the neighbouring barns which could provide vehicle access to the property.

General Notes

CASH BUYERS ONLY

TENURE

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric and water services are connected. Please note we understand there are not any drainage arrangements currently available. We understand the Broadband Download Speed is: Basic 12 Mbps & Superfast 900 Mbps. Mobile Service: None/ Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Viewing

Viewing is at the viewers risk and is strictly by prior appointment with the selling agent.

Floor Plan
(not to scale - for identification purposes only)



General Services:

Local Authority: Shropshire Council

Council Tax Band: D

EPC Rating: G

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.