





Pentre Madoc Farm Dudleston, Ellesmere, SY12 9JF
Offers In The Region Of £625,000

Pentre Madoc Farm house is a substantial Grade II listed home offering spacious accommodation over three floors, gardens and paddock totalling approximately 1.2 acres, containing a range of versatile outbuildings. In brief the accommodation affords Entrance hall, living room, lounge, kitchen/diner, office, porch, kitchen, garden room and WC. To the first floor are four/five bedrooms and family bathroom, the second floor offers great potential with four interjoining attic rooms in need of upgrading. Benefitting from no onward chain.



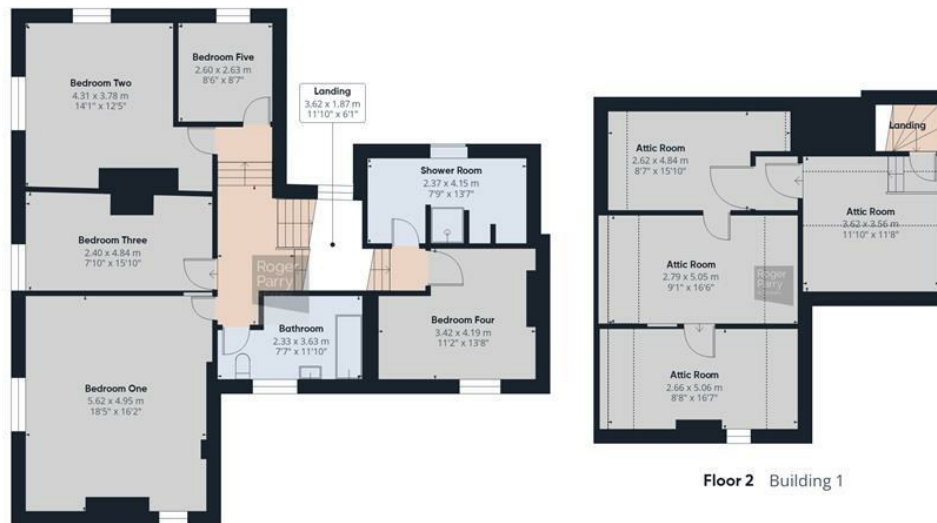


Floor Plan (not to scale - for identification purposes only)



First Floor Building 1

Ground floor Building 1



Floor 2 Building 1

Floor 1 Building 1



Approximate total area⁽¹⁾

325.1 m²

3499 ft²

Reduced headroom

17.3 m²

187 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

LOCATION

Being located in a semi rural position between the popular village of St.Martins and the lakeland town of Ellesmere, both of which offer a range of amenities, including Public Houses, Supermarkets, Restaurants, Medical Facilities, and a range of independent shops. The property is also well located for access to the larger centres of Oswestry, Shrewsbury, and Wrexham, all of which offer a more comprehensive range of educational and recreational amenities.

PENTRE MADOC FARM HOUSE**PORCH**

Outbuilt storm porch with windows to both side, tiled flooring and access into;

ENTRANCE HALL

7'9 x 11 (2.36m x 3.35m)

Decorative tiled flooring, radiator, ceiling light and doors off too;

LIVING ROOM

17'11 x 16'5 (5.46m x 5.00m)

A beautiful room boasting original features with exposed beams to ceilings, brick fireplace with inset wood burner on a slate hearth, wall timbers and shelving. Double doors opening into the front garden letting in natural light, radiator, wall and ceiling lights.

LOUNGE

14'3 x 16 (4.34m x 4.88m)

Light and airy room with windows to the front and side elevations, wood flooring, inset wood burner and ceiling light.

CELLAR

13'2 x 10'3 (4.01m x 3.12m)

Steps down from the entrance hall, great storage space with ceiling light.

INNER HALL

13'5 x 21'5 (4.09m x 6.53m)

Wood effect flooring, feature window to the rear, radiator, ceiling light, stairs to first floor and door into;

OFFICE

8'4 x 5 (2.54m x 1.52m)

Tiled flooring, window to the side and ceiling light.

LIVING/DINING ROOM

19'3 x 13'7 (5.87m x 4.14m)

Characterful room with inset wood burner on tiled hearth, beams to ceiling, wood effect flooring, windows to both side elevations, radiator, understairs storage, wall and ceiling light.

PORCH

8'8 x 4'4 (2.64m x 1.32m)

Wood and glazed door from dining area, tiled flooring, ceiling light and door out to the garden.

KITCHEN

20'4 x 12 (6.20m x 3.66m)

Fitted with a rand of wall and base units and work surfaces over, inset sink with mixer tap and drainer, integral oven and hob with extractor hood over. Window to the rear and side elevation, ceiling light, part tiled walls and door into;

GARDEN ROOM

8'10 x 26'2 (2.69m x 7.98m)

A extension to the original house with window overlooking the garden, base unit with sink and drainer, floor mounted oil fired boiler, tiled flooring, ceiling light and door to the garden.

CLOAKROOM

8'5 x 3'5 (2.57m x 1.04m)

WC , wash hand basin, window to the side, tiled flooring and ceiling light.

FIRST FLOOR**LANDING**

11'10 x 6'1 (3.61m x 1.85m)

A real feature is the original staircase, with window to the side, and split level landing with wood flooring.

BEDROOM ONE

18'5 x 16'2 (5.61m x 4.93m)

Double room with windows to the front and side elevations overlooking the gardens, beams to ceiling, wood flooring, radiator and ceiling light.

BEDROOM TWO

14'1 x 12'5 (4.29m x 3.78m)

Double room with window to the front and side, wood flooring, ceiling light and radiator.

BEDROOM THREE

7'10 x 15'10 (2.39m x 4.83m)

Window to the front, wood flooring, ceiling light and radiator.

BEDROOM FOUR

11'2 x 13'8 (3.40m x 4.17m)

Double room with window to the side overlooking the garden, radiator and ceiling light.

BEDROOM FIVE

8'6 x 8'7 (2.59m x 2.62m)

Single room with window to the side, ceiling light, wood flooring and radiator.

BATHROOM

7'7 x 11'10 (2.31m x 3.61m)

Suite comprising panelled bath, WC and was hand basin. Wood flooring, window to the side, radiator and ceiling light.

SHOWER ROOM

7'9 x 13'7 (2.36m x 4.14m)

Previously used as a bedroom with enclosed shower cubicle, water cylinder, wood flooring, window to the side and ceiling light.

SECOND FLOOR**ATTIC ROOMS**

On the third floor there are four adjoining attic rooms with wood flooring, exposed timbers and skylights. These are in need of repair but offer scope for further accommodation.

EXTERNAL**GARAGE AND PARKING AREA**

17'9 x 20'11 (5.41m x 6.38m)

There is a concrete based parking area and double garage.

There would be a right of access through leading to the farmers field.

WORKSHOP

19 x 16 (5.79m x 4.88m)

With a concrete base, power and light. Access from the parking area.

GARDENS

The gardens to the front are laid to lawn with a variety of plants and trees. Gated access leads to a garden path to the front of the house. There is a pathway taking you around to the side of the house where there is the oil tank.

To the rear of the property are beautiful lawn gardens offering views over the open fields. There is a patio are perfect for outdoor dining with its south facing aspect, pond and orchard.

GARDEN OUTBUILDING

17 x 26 (5.18m x 7.92m)

With double doors to the front and windows. Concrete base.

Potting shed measures 13 x 11.1 feet of brick structure and concrete base.

STABLES

32'9" x 26'2" (10 x 8)

With pedestrian and double gates leading into the stables. Divided into three spaces.

PADDOCK

To the front/side of the house there is an enclosed paddock extending to approximately 0.6 acres.

LISTING

Listing - Grade II

List Entry Number: 1307895

Agent Note**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 are connected. Oil central heating and private drainage. We understand the Broadband Download Speed is: Standard 22 Mbps & Ultrafast 900 Mbps. Mobile Service: Likely. 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 E - Shropshire. We would recommend this is confirmed during pre-contact enquiries.

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.

SOLAR PANELS

Situated on the south-western boundary of the property is a 10KW ground-mounted array of Solar Photovoltaic panels, installed in 2013 by a Shropshire based firm and enjoying the remaining balance of a 25 year performance product warranty. The solar panels are currently not connected to the property.



Local Authority: Shropshire

Council Tax Band: E

EPC Rating:

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 Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334



Solar Panels

Pentre Madoc

Lay-by

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.