



FOR SALE

Offers in the region of £395,000

## The Starlings, Lyneal, Ellesmere, SY12 0QQ

A substantial three-bedroom detached bungalow boasting over 1,800 sq ft of flexibly arranged living accommodation, situated within generous gardens which feature a detached garage and enjoy open views to the south across unspoilt countryside; peacefully positioned in a private setting within the village of Lyneal



Ellesmere (4 miles), Wem (6 miles), Shrewsbury (16 miles), Telford (28 miles), Chester (29 miles).

All distances approximate.



- **Detached Bungalow**
- **Over 1,800 sq ft**
- **Two En-Suites**
- **Large, South-Facing Gardens**
- **Driveway and Garage**
- **Tucked Away position overlooking Open Fields**

#### DESCRIPTION

Halls are delighted with instructions to offer The Starlings in Lyneal for sale by private treaty.

The Starlings is a detached three-bedroom bungalow which has been extended and improved to now provide over 1,800 sq ft of flexibly arranged and well appointed living accommodation conveniently situated across a single storey. With three generously proportioned bedrooms, two of which benefit from en-suites, complemented by a number of comfortably sized reception rooms.

The property is situated within excellent gardens which extend, in all, to over 0.25ac and enjoy a desirable southerly aspect across open fields. A long driveway leads off a quiet country lane and culminates at ample parking positioned before a single garage, with, to the rear, an expanse of lawn bordered by established planting.

#### SITUATION

The Starlings is peacefully situated in a "tucked away" position on the perimeter of the charming rural village of Lyneal, which nestles amidst the rolling fields of the celebrated north Shropshire countryside, with an array of delightful countryside walks available from the doorstep, most notably around nearby Colemere and the surrounding canal network. Whilst basking in all that's best about rural living, the property retains a convenient proximity to the lakeland town of Ellesmere and the market town of Wem, both of which offer a respectable range of amenities, including Schools, Supermarkets, Restaurants, Public Houses, and Medical Facilities, with the county centre of Shrewsbury lying around 16 miles to the south.

#### SCHOOLING

Within a comfortable proximity are a number of well-regarded state and private schools including Welshampton Primary, Newtown C of E Primary, Ellesmere Primary School, Ellesmere College, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, and Moreton Hall

#### THE PROPERTY

The property is principally accessed via a useful and versatile Sun/Boot Room, which is presently utilised for white goods and which provides ample space for storing muddy coats and wellingtons following walks in the surrounding countryside. Doors open from the Sun Room into, respectively, an Inner Hallway and a Kitchen, the latter featuring a selection of fitted units with work surfaces over.

The Inner Hallway provides access into three well proportioned Bedrooms, two of which benefit from integrated storage cupboard and En-Suite Shower Rooms, with the third being served by a centrally positioned Family bathroom comprising a fitted suite.

Serving as the heart of the home is a substantial Living/Dining Room, which provides ample open-plan space for seating and dining, alongside patio doors which open to the south into a spacious Conservatory offering superb views across the gardens and onto the open scenery beyond. Completing the living accommodation is a particularly versatile room which has previously served as a separate Dining Room but which could readily serve a variety of onward usages, be that as a home office, family room, hobby room, or similar.

#### OUTSIDE

The property is approached via a five-bar gate which opens onto a long gravelled driveway flanked to one side by lawn and established hedging, this culminating at parking space situated to the fore of the property and before a detached single garage with up and over vehicular door.

The rear of the property enjoys a desirable southerly aspect and provides particularly fine views across open farmland whilst, at present, featuring a paved patio area lying immediately beyond patio doors which exit from the Conservatory, thus allowing for a seamless transition between the internal and external elements of the home. The patio leads on to an expanse of lawn retained within well-stocked floral beds.



3 Reception Room/s



3 Bedroom/s



3 Bath/Shower Room/s



#### THE ACCOMMODATION COMPRISES:

Sun/Boot Room: 3.88m x 3.27m

Inner Hallway:

Living/Dining Room: 7.28m x 3.50m

Reception Room: 5.00m x 3.31m

Conservatory: 4.31m x 2.78m

Bedroom One: 6.64m x 3.55m

En-Suite:

Bedroom Two: 5.55m x 3.55m

En-Suite:

Bedroom Three: 3.62m x 2.39m

Family Bathroom:

#### W3W

///happening.crate.drops

#### DIRECTIONS

Leave Ellesmere to the east via the A495, turning left after passing The Mere to remain on this road and continuing in the direction of Welshampton where, at the apex of a bend around 0.7 miles later, a right hand turn leads onto a country lane. Follow this lane into the village of Lyneal and, circa 1.7 miles later, with the Activity Centre on the left, the entrance to the property is positioned to the right and identified by a Halls "For Sale" board.

#### SERVICES

We are advised that the property benefits from mains water and electricity. Drainage is to a private system and heating is provided via a recently installed air source heating system supported by a range of PV panels.

#### 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 shown as being within council tax band 'D' on the local authority register.

#### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

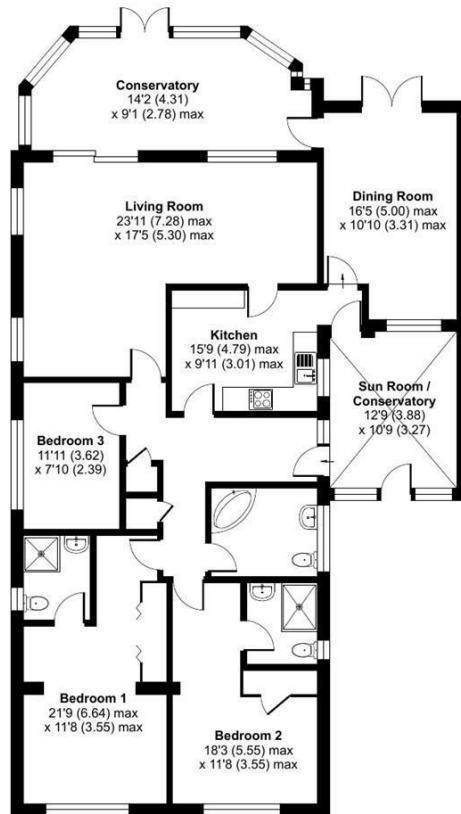
#### VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

FOR SALE

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Approximate Area = 1802 sq ft / 167.4 sq m  
For identification only - Not to scale



GROUND FLOOR

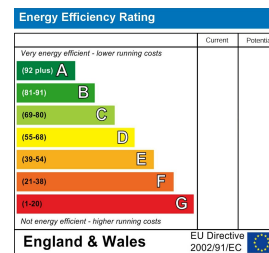


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1467377

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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



01691 622602

### Ellesmere Sales

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW  
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