



FOR SALE

Offers in the region of £375,000

## Rose Cottage, 2 Hordley Road, Tetchill, Ellesmere, SY12 9AX

A well proportioned three-bedroom detached period cottage offering around 1,400 sq ft of elegantly modernised and flexibly arranged living accommodation, alongside driveway parking and attractive gardens, peacefully situated within the popular rural village of Tetchill.



Ellesmere (3 miles), Oswestry (8 miles), Shrewsbury (16 miles), Chester (28 miles).

All distances approximate



- **Period Cottage**
- **Character Features**
- **Sympathetically Modernised**
- **Driveway Parking**
- **Attractive Gardens**
- **Rural Village Location**

## DESCRIPTION

Halls are delighted with instructions to offer Rose Cottage, 2 Hordley Road, in Tetchill for sale by private treaty.

Rose Cottage is a particularly charming three-bedroom detached period cottage which has been subject to a comprehensive scheme of modernisation and improvement works and which now boasts around 1,400 sq ft of stylish and sympathetically presented living accommodation arranged across two generously proportioned floors.

The property is centrally positioned within attractive gardens which serve as a wonderful complement to the home. To the north of the property is driveway parking, this joined to the south by expanses of lawn bordered by elevated floral beds and a paved seating area positioned beneath a timber and slated pergola.

**W3W**

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## SITUATION

Rose Cottage is peacefully situated within the quaint rural village of Tetchill, which lies amongst the rolling fields of the north Shropshire landscape and, as such, provides excellent opportunities for country walks whilst remaining convenient for access to the lakeland town of Ellesmere, which sits around 2 miles to the north and provides a respectable range of day to day amenities, including Schools, Supermarket, Medical Facilities, Public Houses, Restaurants, and a range of independent shops. The county centres of Wrexham and Shrewsbury lie to the north and south respectively and can both be reached, by car, in around 30 minutes, and offer a more comprehensive range of amenities.

## SCHOOLING

The property is convenient for a number of well-regarded state and private schools, including Lakelands Academy, Ellesmere Primary School, Welshampton C of E Primary, Criftons C of E Primary, Cockshutt C of E Primary, Oswestry School, The Corbet School, Adcote School for Girls, and Moreton Hall. The property is particularly well located for access to Ellesmere College, which lies under a mile away.

## THE PROPERTY

The property is principally accessed via a door situated to the side of the property, this opening into a spacious Entrance Hall with a range of exposed timbers and ample space of furnishings, and from where stairs rise to the first floor and a further door leads into a recently modernised Shower Room comprising a walk-in shower, high-flush WC, and wall-mounted hand basin.

Also accessed from the Entrance Hall is a particularly impressive Living Room which continues the elegant tone set by the entrance with a range of character features; chief amongst these being a substantial exposed brick inglenook housing a multi-fuel burner, before which is positioned space for seating lit by a window overlooking the front elevation.



2 Reception  
Room/s



3 Bedroom/s



2 Bath/Shower  
Room/s



To the rear of the property is a wonderfully open-plan space comprising a Kitchen/Dining Room and connected Conservatory. The Kitchen is sympathetically appointed and so chosen to reflect the heritage of the property, with shaker-style cabinets topped with woodblock surfaces, these positioned before and alongside versatile areas which are currently utilised as a Dining Room and Garden Room, thus allowing for a particularly sociable feel offering scope for use during intimate family moments and entertaining alike.

Completing the ground floor accommodation and usefully positioned just off the Kitchen is a Utility Room with space for white goods and understairs storage space.

Stairs rise to a first floor landing with two recessed storage cupboards, from where doors provide access into three well proportioned Bedrooms, each enjoying elevated views across this quintessentially rural village. All rooms enjoy a continuation of the exposed beams, with Bedroom One boasting a range of integrated cupboards. An attractively modernised Family Bathroom serves the Bedrooms and features a free-standing claw-foot bath, shower cubicle, hand basin, and WC.

#### OUTSIDE

The property is accessed over a concrete driveway positioned to the north of the property.

The rear gardens enjoy a desirable southerly aspect and have been designed with ease of maintenance in mind, with expanse of lawn complemented by a brick-paved patio area which represents an ideal spot for outdoor dining and entertaining. Positioned on the south-western boundary and well placed to capitalise on sun throughout the day is a delightful covered seating area which offers further options for sitting out, with a paving situated beneath a timber pergola.

#### THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall: 3.09m x 2.50m

Living Room: 5.19m x 4.51m

Kitchen/Dining Room: 7.01m x 2.36m

Utility Room: 2.61m x 2.12m

Shower Room:

Conservatory: 4.24m x 2.56m

- First Floor -

Bedroom One: 4.17m x 3.38m

Bedroom Two: 3.96m x 3.69m

Bedroom Three: 3.41m x 3.12m

Family Bathroom:

#### DIRECTIONS

Leave Ellesmere via Birch Road, continuing over the canal bridge for around 1.5 miles until entering the village of Tetchill where, shortly after a sharp right hand bend, where Ellesmere Rd becomes Hordley Rd, the property will be situated on the right and identified by a Halls "For Sale" board.

#### SERVICES

We understand that the property has the benefit of mains water and electricity.

#### TENURE & POSSESSION

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 'D' on the Shropshire Council Register.

#### VIEWINGS

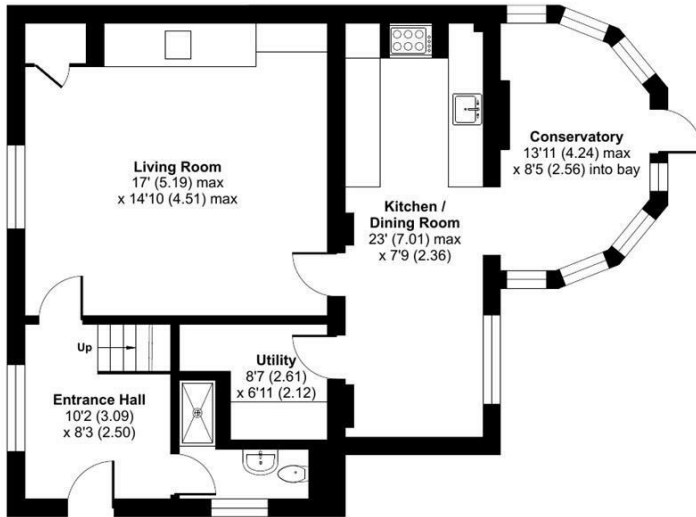
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

**FOR SALE**

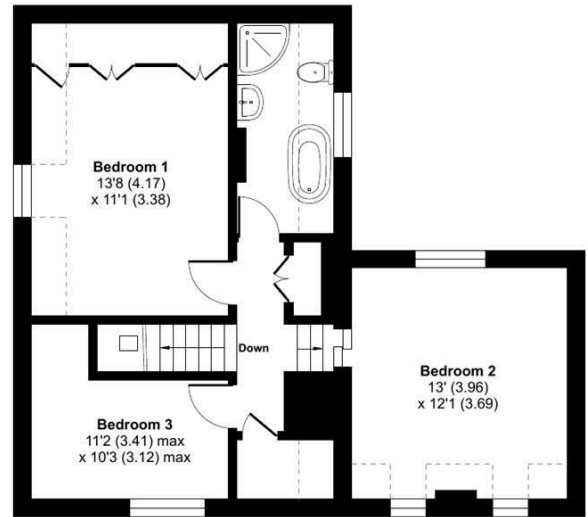
Rose Cottage, 2 Hordley Road, Tetchill, Ellesmere, SY12 9AX

Denotes restricted head height

Approximate Area = 1324 sq ft / 123 sq m  
 Limited Use Area(s) = 75 sq ft / 7 sq m  
 Total = 1399 sq ft / 130 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

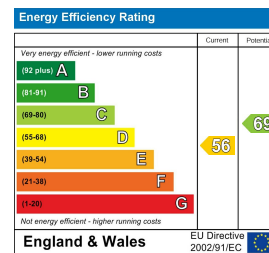


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n2chem 2026. Produced for Halls. REF: 1476831

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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**



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