



# PEAR TREE COTTAGE

NORTHWOOD | ELLESMERE | SY12 0NG





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Ellesmere 3 miles | Oswestry 11 miles | Wrexham 11 miles | Shrewsbury 20 miles | Chester 23 miles  
(all mileages are approximate)

A CHARACTERFUL FOUR-BEDROOM COUNTRY COTTAGE  
SET IN AROUND 1.2 ACRES

Circa 2,300 sq ft  
Set in approx. 1.2ac  
Range of Character Features  
Semi-Rural Location Convenient for Ellesmere  
No Onward Chain



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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

Pear Tree Cottage is an effortlessly charming four-bedroom period country cottage which has been comprehensively modernised and significantly extended by the current vendors, to now provide over 2,300 sq ft of sympathetically presented and elegantly proportioned living accommodation.

The property is set within land and gardens which extend, in all, to around 1.2ac; featuring ample driveway parking, a timber carport, and manicured lawns inset with a range of established planting, alongside pasture land which provides space for the grazing of a variety of livestock.

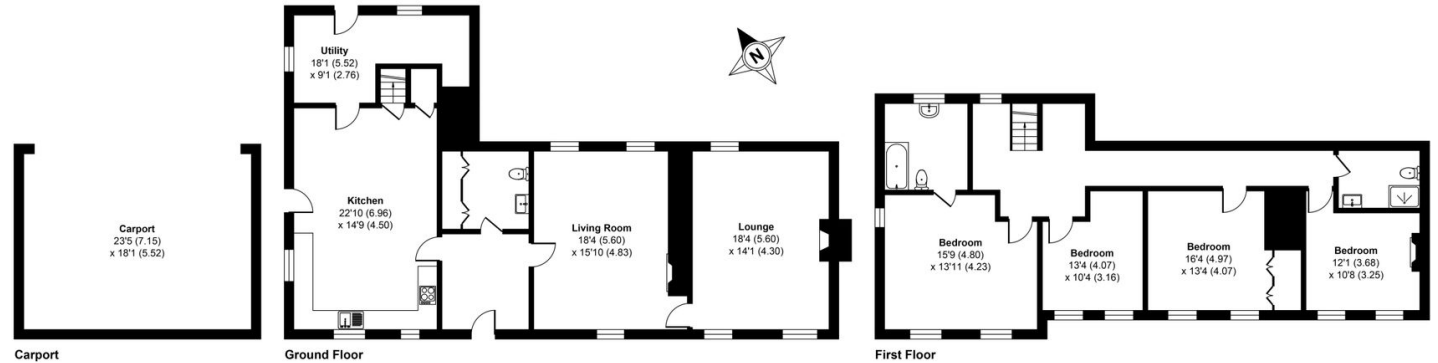
## SITUATION

Pear Tree Cottage occupies a pleasant semi-rural position within the bucolic hamlet of Northwood, which lies against a backdrop of gently undulating countryside on the Wales/England border and allows immediate access to a network of country lanes, bridleways, and public footpaths, making it ideal for those with rambling, cycling, or equestrian interests.

The property is conveniently situated for access to the nearby lakeland town of Ellesmere, which boasts a respectable range of day-to-day amenities, including Schools, Supermarket, and Public Houses, with the larger towns of Oswestry, Whitchurch, and Shrewsbury all located within a comfortable distance and offering a broader array of conveniences and attractions.

## PROPERTY

The property is principally accessed via a characterful external Porch, reminiscent of a period lychgate, from where an ornate front door opens into a Reception Hall and on to a ground floor Cloakroom. Turning right, one enters two particularly versatile and interconnected reception rooms, each enjoying dual-aspect windows and an array of exposed timbers, with each also boasting multi-fuel burners which allow them an especially welcoming and family-friendly ambience.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.



Turning left from the Reception Hall, a door allows access into a substantial Kitchen/Breakfast Room featuring tiled floors and a sympathetically appointed fitted kitchen, alongside ample space for a dining or breakfast table and a glazed door which leads out onto the driveway.

From the kitchen, doors open, respectively, into a stairwell which rises to the first floor, and a useful Utility/Boot Room which tertiary external door.

Stairs culminate at a first floor landing, from where doors open into four comfortably sized Bedrooms, all of which offer views across the front gardens and towards the open countryside which envelopes the home.

Of particular note is the principal Bedroom, which benefits from an adjoining Ensuite bathroom, with the remaining rooms served by a family Shower Room situated alongside Bedroom three.



## OUTSIDE

Pear Tree Cottage nestles within land and gardens which extend, in all, to around 1.2ac and perch in a slightly elevated position above open countryside which descends to the north.

The property is accessed via a timber gate set within mature hedge boundaries which opens onto a driveway which culminates at ample parking for a number of vehicles set alongside a detached timber Carport, so designed as to complement the period nature of the home and benefitting from lower and light laid on.

To the fore of the property are areas of lawn intersected by an attractive paved walkway bordered by established planting, this winding from the parking to the front porch, with, to the rear, a further expanse of well maintained lawn interspersed by mature trees. To the side of the property, and so placed as to capitalise on the views the home enjoys, is a patio area ideal for al fresco dining and entertaining.

Encompassing the gardens to the north and east is a conveniently sized paddock with separate road access, ideal for those with equestrian interests or for those buyers simply looking to secure themselves a chance to lead the good life.

## SCHOOLING

The property is conveniently situated for access to a number of well regarded state and private schools, including The Madras School, The Maelor School, Ellesmere Primary, Lakelands Academy, Ellesmere College, Moreton Hall, Packwood Haugh, and Oswestry School.

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is provided to a private system

## LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

## COUNCIL TAX

Council Tax Band – E

## W3W

What3Words///snuggled.speak.official

## DIRECTIONS

Leave Ellesmere to the North via Grange Road, continuing for around 1 mile until a right hand turn (signposted Penley) leads onto a country lane. Proceed on the lane for around 1.9 miles and the property will be situated on the left and identified by a Halls "For Sale" board.



## RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sales particulars or not.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

## IMPORTANT NOTICE

1. 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.
2. 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.
3. 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



