



Northwood Grove, Ellesmere, Shropshire **SY12**

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# Northwood Grove, Northwood, Ellesmere **SY12 0NF**

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A delightful country house with mature gardens, orchard and beautiful views.

## Summary of accommodation

### Ground Floor

Entrance hall | Living room | Kitchen/dining room | Sitting room  
Dining room | Boot room | Utility room | Sunroom | Guest annexe with two en suite bedrooms

### First Floor

Landing | Three double bedrooms | Dressing room and bathroom  
Shower room

### Gardens, grounds and outbuildings

Mature gardens | Orchard | Stable block with separate entrance  
Double garage

### Energy Performance Certificate

Main house rating F | Annexe rating E.

### Tenure

Freehold

### Services

Mains electricity and water. Septic tank. Solar panels with feed-in tariff available.

### Local Authority

Shropshire County Council

### Council tax band

Band F.



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## Situation

Northwood Grove stands in a quiet rural location surrounded by beautiful unspoilt rolling North Shropshire countryside. Rural, yet easily accessible, the house is two and a half miles from the pretty town of Ellesmere which offers excellent range of amenities with shops and supermarkets. The county towns of Shrewsbury to the south is eighteen and a half miles and Chester to the north, twenty miles. The market towns of Whitchurch,(with its excellent rail service connecting to Crewe,) and Oswestry, are both about ten miles.

The area is noted for its highly regarded schools both in the private and state sectors including Hanmer and Penley Primary schools, Packwood Haugh, Ellesmere College, Moreton Hall, Ellesmere College and Shrewsbury schools.

## Northwood Grove

Northwood Grove is an attractive red brick period farmhouse standing in an elevated position with views over the surrounding countryside. Offering comfortable family and recently extended accommodation, with the potential to create a separate annexe if required, it is surrounded by landscaped gardens, an orchard and has a double garage and stable block.

The accommodation is light and spacious with an easy flow of rooms leading off a central hallway. A triple aspect drawing room with an open fireplace and French doors open to a south facing paved terrace. The adjoining kitchen has been recently extended with a green oak dining area with large windows framing the views over the garden to the surrounding countryside and fitted with a contemporary island and a range of base and wall cupboards. Also off the hall with a connecting door to the kitchen is a cosy sitting room. Beyond the well fitted boot room with back door to the parking area, is a further sitting room/dining room and two guest/teenage bedrooms with en suite shower rooms. This would make a separate annexe if required and ideal for Airbnb.







From the hall, the staircase leads to a part galleried landing off which lead three double bedrooms, a family shower room and a fitted dressing room with a bath/shower room beyond.



Northwood Grove, Northwood, Ellesmere, Shropshire, SY12 0NF  
 Approximate Gross Internal Area  
 House = 348 Sq M / 3726 Sq Ft Garage = 36 Sq M / 409 Sq Ft  
 Stables & Tack room = 91 Sq M / 980 Sq Ft









91.3m



Northwood Grove

Northw

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Total Area (0.57 ha/ 1.40 ac)

# Northwood Grove

Location SJ 410 380  
Scale 1:1,000 @ A4  
Drawing No. Y21762-01  
Date 07.03.24



Based on Ordnance Survey 1:2,500  
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## Garden and Grounds

The house is approached down a quiet lane off which oak gates open to a wide gravel sweep to the front of the house. This extends round to the double garage to the side of the house with a kitchen garden and orchard beyond.

The main garden, contained within mature hedging, extends to the south of the house with a wide paved terrace ideal for outdoor entertaining, a sweeping lawn with a wildlife pool, mature trees and shrubs.

Accessed by a separate entrance and below the orchard is a stable yard with secure tack room and five loose boxes.

## Directions(SY12 ONF)

From Shrewsbury, take the A528 bearing right onto the A495 at Harmer Hill to Ellesmere. At arriving at Ellesmere pass the mere on the right and continue to the mini roundabout and take the A528 towards Overton-on-Dee. On leaving the town and after about 1 mile, bear right where signposted to Penley. Continue for about 1.7 miles and take the right hand turning down a small lane. After a short distance, Northwood Grove is the second entrance on the left, through oak gates and over a cattle grid.

## Distances

Ellesmere 2.5miles, Whitchurch 10 miles, Oswestry 10 miles, Chester 20 miles, Shrewsbury 10 miles (Distances are approximate).

## Viewings

Strictly by appointment via the selling agents. Knight Frank 01743 664200.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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