



Greenacres, Haughton, Ellesmere, SY12 0LY

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A superb detached family home, extensively renovated and extended to a high standard, set within just under 1 acre of grounds on the edge of Ellesmere, with views towards the Mere. Offering approximately 3,400 sq ft of accommodation along with a double garage, outbuilding, and beautiful wrap-around gardens.

- Detached, extensively renovated and extended family home
- Approx. 3,400 sq ft of accommodation
- Large plot of just under 1 acre
- Peaceful semi-rural setting on the edge of Ellesmere
- Stunning open-plan kitchen/dining/family room
- Character features including parquet flooring & stained glass door
- Three double bedrooms- two with walk-in wardrobes
- Double garage with EV charger & outbuilding
- Beautiful wrap-around gardens with pond & fruit trees
- EPC D, Council Tax Band G



An exceptional detached family home, extensively renovated and thoughtfully extended by the current owners to an outstanding standard, set in a peaceful semi-rural position on the edge of the charming market town of Ellesmere. Enjoying delightful views towards the Mere, this superb property offers approximately 3,400 sq ft of versatile and immaculately presented accommodation. The ground floor begins with an entrance porch and adjoining cloakroom, leading through to a truly stunning open-plan kitchen/dining/family room – undoubtedly the heart of the home. Flooded with natural light from two large roof lanterns, this impressive space features a contemporary fitted kitchen with integrated appliances, a central island, and a comfortable living area complete with a log burner. Two sets of French doors open seamlessly onto the garden, creating an ideal space for both everyday family life and entertaining. From the kitchen, a door leads to the original part of the house, where a traditional hallway showcases an original stained glass front door and attractive parquet flooring. The elegant lounge features a multi-fuel stove and a front-facing window framing beautiful views, while the formal dining room offers a charming fireplace with open grate and equally appealing outlooks. A separate office provides flexibility as a potential additional bedroom, complemented by a ground floor shower room and a practical utility room. Upstairs, the principal bedroom enjoys elevated views towards the Mere, accompanied by two further spacious double bedrooms, each benefiting from walk-in wardrobes – one also offering access to additional attic storage. A stylish family shower room and a separate WC complete the first-floor accommodation.

Externally, the property is approached via timber entrance gates opening onto a substantial driveway, providing ample parking for multiple vehicles and leading to a recently constructed double garage equipped with an EV charger. Behind the garage is a useful



storage room, alongside a separate brick-built outbuilding divided into three storage areas. The beautifully maintained wrap-around gardens are a particular highlight, extending to just under one acre and surrounded by open farmland, offering a wonderful sense of space and privacy. Predominantly laid to lawn, the grounds feature well-stocked borders, a variety of established trees and shrubs – including fruit trees – and multiple seating areas to enjoy the surroundings. A pond provides a haven for wildlife, and a secondary access gate to the side of the property adds further convenience.

This is a rare opportunity to acquire a truly impressive home in an idyllic setting, combining modern living with character features and exceptional outdoor space.



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LOCATION

Situated in the charming market town of Ellesmere which is famed for its location next to 'The Mere', one of nine glacial meres or shallow lakes in the local area. Ellesmere which has requirements for daily living including a weekly market, it also benefits from having a stretch of the Llangollen Union Canal running through it. Ellesmere also offers primary and secondary schools including the renowned Ellesmere College. The larger Centres of Oswestry, Shrewsbury and Wrexham are between 8 and 16 miles approximately.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains electricity, water and drainage are available. Oil central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

DIRECTIONS

Upon entering Ellesmere on the A495 from Whitchurch proceed into the town centre, passing the mere on your right, just before the mini roundabout turn right into Swan Hill, continue on and take the left hand turn onto a country lane, proceed along the lane and the entrance to Greenacres can be found after a short distance on the right hand side.

LOCAL AUTHORITY

Council Tax Band G. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

VIEWING

Please ring us on 01948 667 272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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KITCHEN/DINER/FAMILY ROOM

35' 8" x 29' 2" (10.87m x 8.89m) max

LOUNGE

17' 0" x 14' 1" (5.18m x 4.29m)

OFFICE

14' 8" x 11' 9" (4.47m x 3.58m)

DINING ROOM

15' 4" x 13' 8" (4.67m x 4.17m)

UTILITY ROOM

9' 7" x 7' 9" (2.92m x 2.36m)

MASTER BEDROOM

17' 1" x 14' 0" (5.21m x 4.27m)

BEDROOM TWO

16' 5" x 11' 9" (5m x 3.58m)

BEDROOM THREE

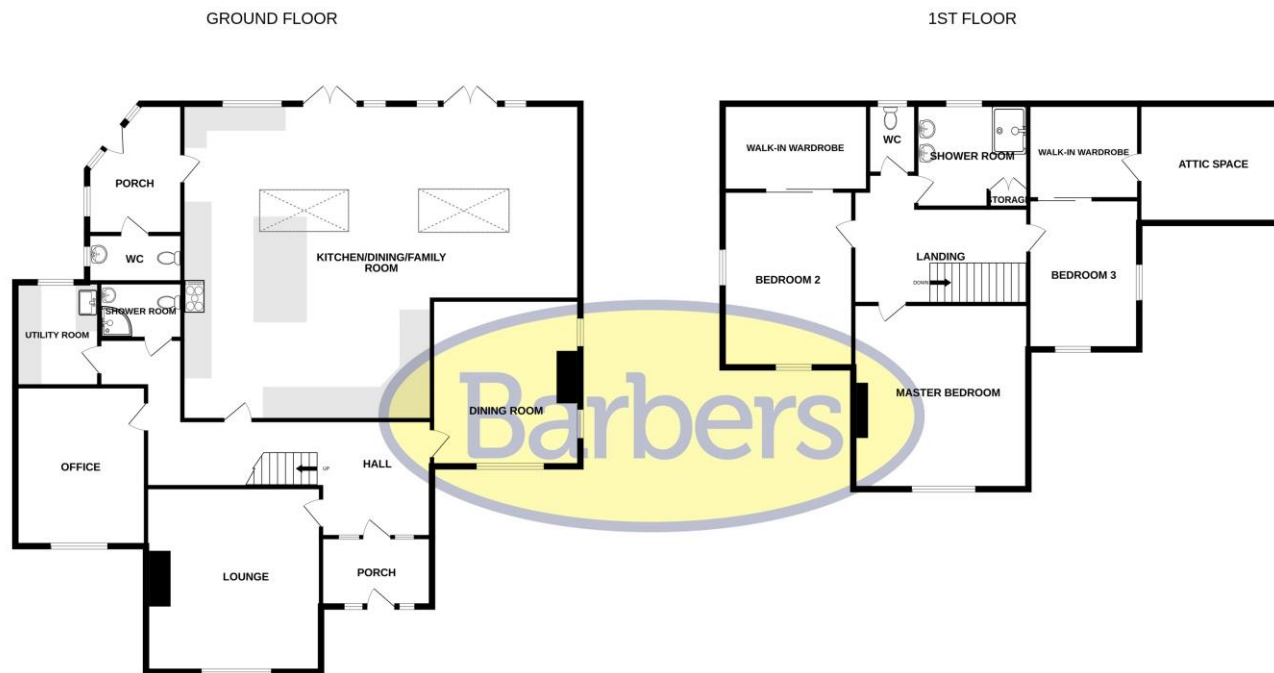
16' 0" x 9' 0" (4.88m x 2.74m)

SHOWER ROOM

10' 3" x 9' 3" (3.12m x 2.82m)

DOUBLE GARAGE

24' 8" x 18' 2" (7.52m x 5.54m)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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