



# Walford House

Elson, Ellesmere, Shropshire

## A fine Victorian country house set within 5.4 acres of gardens and grounds offering spectacular rural views

Walford House is a charming, spacious and light period property with flexible living and entertaining accommodation across three floors. There is a tree-lined driveway, courtyard with extensive outbuildings and superbly landscaped southwest facing country garden



4/5  
**RECEPTION  
ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**OUT-  
BUILDINGS**



**ABOUT 5.4  
ACRES**



**FREEHOLD**



**COUNTRY**



**2,742 SQ FT**



**GUIDE PRICE  
£850,000**



### The property

Walford House is a majestic and friendly period home offering an exciting opportunity to live in the heart of the beautiful north Shropshire countryside. Reputedly designed and built by the locally well-known Dutton family in the nineteenth century it is a fine example of Victorian architecture. Today the property is a beautifully proportioned country home of the utmost grace and elegance that is available for the first time in over forty five years.

Period features and architectural details provide immense interest and character both internally and externally. Internally these details include hand turned pitch pine staircase, panelled doors, window reveals, deep carved skirting boards and architraves, feature plasterwork corning and a Coalbrookdale window to the landing. Externally the intricately carved fascia's, handmade brick and gothic style front door create an impressive and stylish Victorian exterior.

The wide front door opens to the majestic formal reception hall with an impressive Minton floor and

wonderful hand turned staircase rising upwards. The sitting room, dining room and drawing room all enjoy excellent proportions and offer flexible accommodation for both entertaining and family living. The heart of this special home is to the rear with the breakfast kitchen, complete with Aga, facing the sunny garden and offering ample space for table and chairs. The useful study, boot room with laundry and shower room with WC complete the ground floor accommodation.

To the upper two floors are five double bedrooms which are complemented by a shower room and bathroom.

There is also a cellar with two chambers.

**Agents note:** Some windows are double glazed. The decorative carved fascias were restored in 2024.



## Outside

The outbuildings are suitable for a variety of uses, including hobby and equestrian, and include a double garage, barns, stables, tool room, stores and three rooms to the first floor.

Walford House is approached up an elegant avenue driveway lined with horse chestnut trees with sweeping gravel parking/turning area where there is ample space for parking for cars and equestrian/larger vehicles. Externally, Walford House is set within a horticultural oasis of mature landscaped gardens and grounds. The gardens were lovingly created over the last forty five years by the current vendors. Mature specimen planting including David Austin roses, spring bulbs, deep seasonal borders, trees including cherry, variegated sycamore and red maple, unusual shrubs, a small orchard, productive vegetable garden, fruit cages and lawn areas are complemented by a greenhouse and brick outbuilding. Al fresco seating and dining areas maximise the sunny aspects throughout the day to enjoy the magnificent views across the countryside. There are three paddocks to

the north side. They have access to the drive and also the B5068 between Ellesmere and St. Martins. They are suitable for a variety of uses including equestrian and have a mature hedgerow boundary.

The acreage is about 5.4 acres in total. The land shaded pink on the land plan is subject to an uplift clause payable should residential planning permission be obtained. Please speak with the selling agent for further information.

## Location

Walford House is situated on the edge of the well regarded north Shropshire 'Lakeland' town of Ellesmere famous for its meres. Ellesmere has an excellent range of local shopping, recreational and educational facilities, and is within easy motoring distance of the larger centres of Oswestry, Shrewsbury, Wrexham and Chester offering further amenities and leisure facilities. The Road communications are excellent with the A5/M54/A483 linking through to Shrewsbury, the West Midlands, Chester and the national motorway network beyond.



## Distances

- Ellesmere 1.5 miles
- Chirk 7 miles
- Oswestry 10 miles
- Wrexham 11 miles
- Whitchurch 13 miles
- Shrewsbury 23 miles
- Chester 27 miles
- Telford 32 miles
- Aberdovey 68 miles

## Nearby Stations

- Gobowen
- Prees
- Wem

## Key Locations

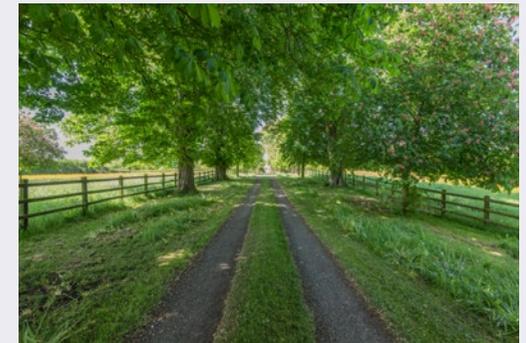
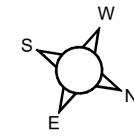
- Meres at Ellesmere
- Brynmore Stud and Livery Stables
- Llangollen Canal
- Lion Quays Spa
- Whittington Castle

- Colemere sailing club
- Whitemere Sailing Club
- National Trust - Chirk Castle

## Nearby Schools

- Ellesmere Primary School
- Lakelands Academy
- Ellesmere College
- Criffins C of E Primary School
- St Martins School (3-16 Learning Community)
- Oswestry School
- Moreton Hall
- Packwood Haugh
- Shrewsbury School
- Shrewsbury High School for Girls





**Floorplans**  
 House internal area 2,742 sq ft (255 sq m)  
 For identification purposes only.

**Directions**  
 Post Code SY12 9JR  
 what3words: ///paving.cutaway.nicknames

**General**  
**Local Authority:** Shropshire Council  
**Services:** Mains electricity and water. Drainage to septic tank that we believe dates before 1983. Oil fired central heating and AGA.  
**Council Tax:** Band F  
**EPC Rating:** F  
**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. Other items may be available by separate negotiation.  
**Wayleaves and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.  
**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

The position & size of doors, windows, appliances and other features are approximate only.  
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