



ELLESMERE

ELLESMERE LIBRARY, FULLWOOD HOUSE, VICTORIA STREET, SY12 0AA

- | Freehold
- | Period former library building
- | Ground floor vacant with let flats over
- | Suited to a variety of uses



DESCRIPTION

Fullwood House is a prominent and attractive detached period property with a main building arranged over ground and two self contained upper floors and side extension over ground and first floors. Until recently the ground floor was the towns library, with multi let residential over. The property has painted rendered elevations, an attractive portico front entrance and bowed rear elevation. The property will benefit from the use of seven dedicated parking spaces to the right of the building (hatched green on the plan below)



LOCATION

Ellesmere is a historic market town located in north Shropshire at the junction of the A495 with the A528, some 15 miles north of Shrewsbury. Ellesmere has a wealth of Georgian and half timbered buildings, and together with the Mere (lake) one of nine in the vicinity, attracts many tourists including those fishing and sailing, to the area. The property lies in the town centre occupying a prominent position fronting Victoria Street, facing a large public car park.

TENURE

Freehold

VAT

Refer to the legal documentation

EPC

See website

PLANNING

The vacant ground floor may suit a variety of residential or commercial uses, and the planning authority have indicated a willingness to consider these rather than to prescribe. Any proposals should bear in mind that the property is Grade 11 Listed and lies within the Ellesmere Conservation Area.

ADDRESS	FLOOR	USE	ACCOMMODATION
Fullwood House	Ground	Former library with six rooms	Internal depth 32ft (10m) Internal width 54ft (16.5m) Six rooms & 2 bathrooms* 3 rooms, bathroom*
	First	Residential	
	Second	Residential	

* Not inspected internally



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Upon the Instructions of



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