Tan Y Garth

Welshampton | Ellesmere | Shropshire | SY12 0PG

Balfours
PROPERTY PROFESSIONALS

Tan Y Garth

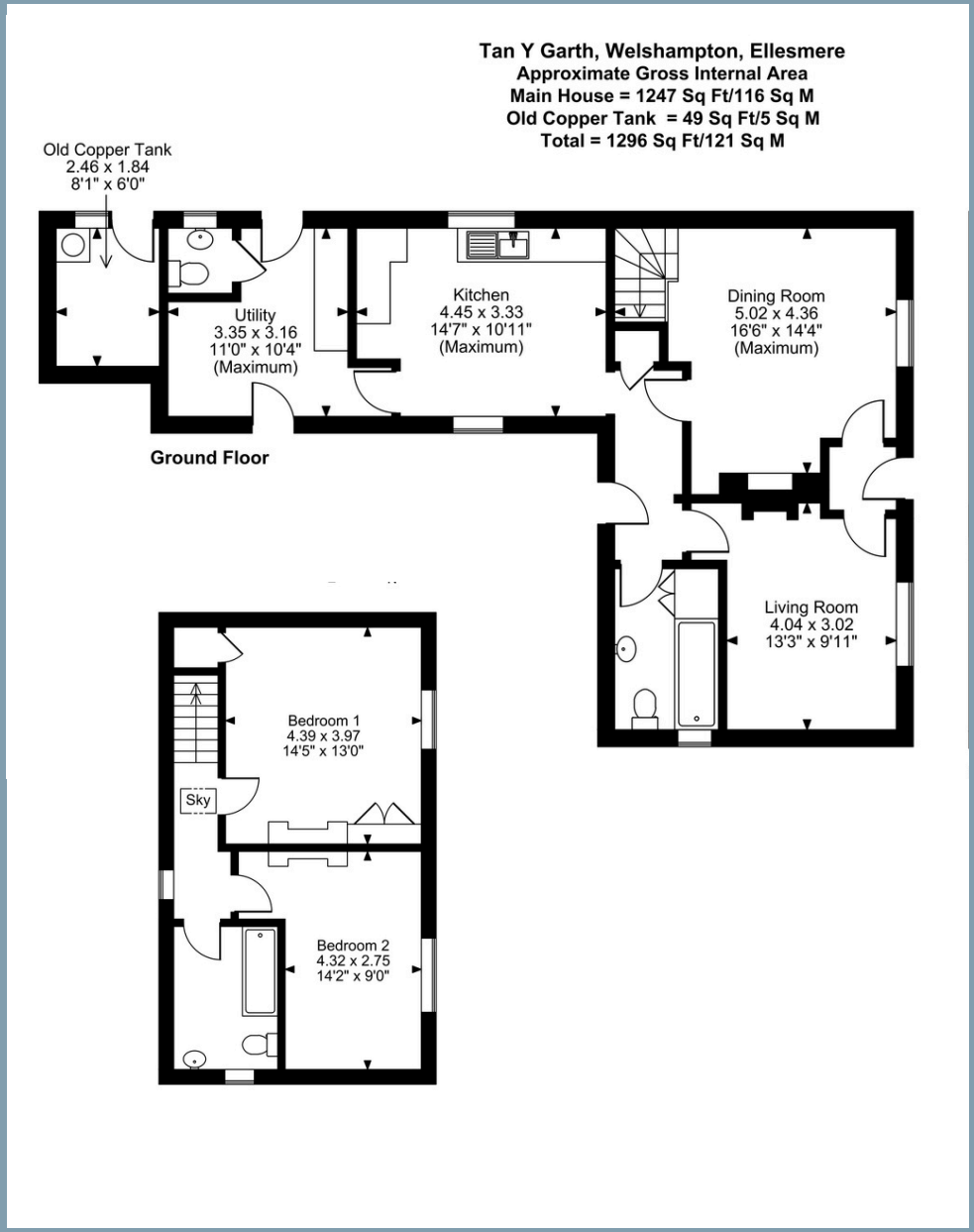
Welshampton | Ellesmere | Shropshire | SY12 0PG

Ellesmere 2.6 miles, Whitchurch 10.1 miles, Shrewsbury 17.5 miles, Chester 28.1 miles (All distances are approximate)

2 Bed Traditional Brick Farmhouse Situated By The Roadside.

Key Features

- Two Double Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Utility Room
- Detached
- Stables and Dutch Barn
- Farmhouse
- EPC: E
- Freehold



Tan Y Garth
A two-bedroom period property occupying a prominent position on the edge of Welshampton. Requiring modernisation throughout, it offers an opportunity for buyers to renovate, reconfigure or potentially extend the existing accommodation, (subject to planning). The cottage enjoys a well-connected location on the A495, providing access to Whitchurch, Ellesmere, Shrewsbury and Wrexham. The existing layout includes traditional ground-floor reception rooms and two first-floor bedrooms overlooking the property's extensive land.

Set within approx, 1.9 acres, Tan Y Garth is complemented by a range of outbuildings and a stable block requiring refurbishment, suited to smallholding, equestrian or lifestyle pursuits. The property's generous acreage and development potential create a rare opportunity to establish a bespoke countryside home. Located within close proximity of the highly regarded Welshampton C of E Primary School and a short drive from the lakes, amenities and attractions of Ellesmere, it combines rural charm with excellent connectivity and everyday convenience.

General

Services: Mains water and electricity. Oil fuelled heating and wood burner. Septic tank drainage.

Council Tax: Band D

Postcode: SY12 0PG

Local Authority: Shropshire Council (0345 678 9000)

Mobile Signal: EE Y Three Y O2 Y Vodafone Y

Broadband Speed: Our research has indicated that Superfast Broadband is available at this property. Please conduct your own research to ensure the speeds meet your requirements.

Flood Risk: Rivers and Sea - Very low risk. Surface Water - Very low risk.

Fixtures and Fittings: Whilst all attempts have been made to accurately describe the property in regard to fixtures and fittings, a comprehensive list will be made available by the seller's solicitors.

Wayleaves, Easements and Rights of Way: 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.

Directions: Head west on Whitchurch Bypass A41 for 1.3miles. At the roundabout, take the 1st exit onto Wrexham Road A525 and continue for 1.1 miles. Turn left onto Ellesmere Road A495 and continue for 6.5 miles. Tan Y Garth will be the first property located on the left-hand.

what3words: halt.deleting.pigment

Viewing strictly by appointment through Balfours

Photographs: August 2026
Particulars: August 2026

Balfours is an independent firm of Chartered Surveyors with offices in Hereford, Ludlow, Shrewsbury, Eccleshall and London. Balfours is the trading name of Balfours LLP, registered no. OC.313264, authorised and regulated by the Financial Conduct Authority.