



**Semi-Detached Country Cottage**

**3 Double Bedrooms**

**Refitted Kitchen/Diner With AGA**

**Fabulous Location With Stunning Views**

**Large, Well Maintained Garden**

**Much Improved By Current Owners**

**2 Edgeley Hall Cottages, Edgeley Bank**  
Edgeley, Nr Whitchurch SY13 4NN

**Offers in the Region Of £425,000**



**There is a TV programme called 'Escape to the Country' and it is just as likely that this lovely property could be the star of the show!**

**From its elevated position it commands far reaching views over rolling Shropshire countryside and is located off a winding country lane lined by mature hedges, bursting with wildlife.**

**However, if you are looking for nearby pubs, clubs and restaurants, FORGET IT! This is an absolute gem: a place in which to unwind, relax and chill out from the hectic life that we have all mainly become accustomed to.**

**In all honesty, this is a wonderful place in which to live, especially due to its close proximity to the Brown Moss Nature Reserve and lovely country walks. It is located just under 2 miles from the centre of Whitchurch and swift links to the bypass provide relatively swift travel to Chester, Wrexham, Shrewsbury, Nantwich, The Potteries and Wolverhampton.**

**The house occupies a good sized plot with the garden lying to the front and enjoys magnificent far reaching views. There are useful outbuildings including a detached brick workshop/store. It is screened from the road by mature hedges, whilst inside, it has a light and airy entrance hall, 2 reception rooms and a refitted kitchen/dining room, complete with oil fired AGA cooker.**

**Upstairs, all 3 bedrooms are 'doubles' and there is also a refurbished bathroom. Outside, you can park several cars in the driveway and the garden is a paradise for adults, children and pets alike.**

**Properties around here, seldom come onto the market, so it would be very wise to contact us as a matter of urgency to secure a viewing. Blink and you may miss it!!**

***Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566***

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



## GROUND FLOOR

**Entrance Hall** 9' 4" x 7' 7" (2.84m x 2.31m)  
Exposed timber floorboards and radiator.

**Sitting Room** 14' 4" x 14' 0" max (4.37m x 4.26m max)  
Inglenook fireplace with log burning stove, slate hearth and oak beam above, 3 wall light points, front facing bow window, beamed ceiling and radiator.

**Snug** 12' 8" min x 8' 8" (3.86m min x 2.64m)  
Beamed ceiling, 2 wall light points, radiator and staircase to first floor with storage cupboard below.

**Refitted Kitchen/Dining Room** 19' 7" x 9' 6" (5.96m x 2.89m)

Ceramic sink and drainer inset in solid wood worktops with drawers, cupboards, integral slim line dishwasher and plumbing for washing machine below, further base units and wall cupboards, oil fired AGA with 2 hot plates and 2 ovens below, matching table in dining area with wine rack below and base unit incorporating 4 ring electric ceramic hob with electric oven and grill below, plus space for condensing tumble dryer, exposed timber floorboards and part tiled walls.

**Enclosed Side Porch**  
With door to rear garden.

**Separate WC**  
Wash hand basin, close coupled WC, exposed timber floorboards, extractor fan, part timber panelled walls and heated chrome towel rail.

## FIRST FLOOR

**Landing**  
Exposed wall beams and loft access hatch.

**Master Bedroom** 14' 3" x 13' 8" (4.34m x 4.16m)  
3 wall light points, built-in wardrobes, linen/storage cupboards, radiator, 2 exposed ceiling beams and loft access hatch.

**Bedroom 2** 14' 1" x 9' 6" (4.29m x 2.89m)  
Windows to 2 aspects, loft hatch and radiator.

**Bedroom 3** 10' 6" x 8' 8" (3.20m x 2.64m)

Windows to 2 aspects, loft hatch, radiator and walk-in wardrobe with hanging rail and radiator.

**Bathroom** 11' 4" x 5' 5" (3.45m x 1.65m)

White suite comprising panelled bath with central mixer tap and shower attachment, wash hand basin, close coupled WC and shower cubicle with mains mixer shower unit. Double glazed Velux roof skylight window, chrome towel rail and recessed ceiling spotlights.

## OUTSIDE

Long gravel driveway with parking for at least 4 cars.

**Detached Brick Outbuilding** 21' 0" max x 11' 5" (6.40m max x 3.48m)

Divided into 2 and having power supply.

Large enclosed front garden laid to lawn with mature trees, bushes and shrubs. Cobblestone patio, oil storage tank with trellis screening and outside oil central heating boiler.

## Services

Mains water and electricity. Septic tank drainage.

## Central Heating

External oil fired boiler supplying radiators and hot water.

## Flying Freehold

The cellar to the adjoining property lies beneath the snug floor.

## Tenure

Freehold.

## Council Tax

Shropshire Council - Tax Band D.

## Agents Note

Check broadband speed and mobile phone signal on [Mobile and Broadband checker - Ofcom](#)

GROUND FLOOR

1ST FLOOR

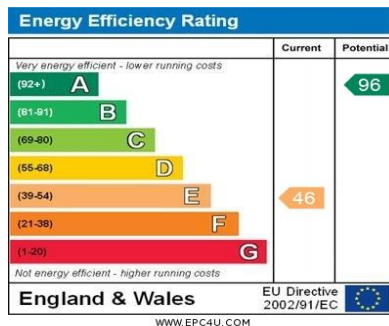


Independent Estate Agents

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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**Directions:** From Whitchurch, proceed out of town, along Station Road and continue until reaching the roundabout. Turn right onto the bypass (A525) and continue straight on at the next roundabout. Follow the road for about half a mile and turn left into Edgeley Bank, signposted for Edgeley. Follow the country lane up the hill for about half a mile and the property is located on the left hand side.

**Legislation Requirement:** To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



**Referral Arrangements:** We earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

