

**FOR SALE**

Offers In Excess Of £650,000

Ty Capel, Cockshutt, Ellesmere, Shropshire, SY12 0JJ

A substantial and immaculately presented detached four-bedroom modern family home enjoying an excellent corner position which offers idyllic views over unspoilt countryside, whilst boasting a detached double garage, generous rear gardens, and a number of outbuildings, enviably situated on the edge of the north Shropshire village of Cockshutt



Ellesmere (5 miles), Wem (6 miles), Shrewsbury (12 miles), Whitchurch (14 miles), Wrexham (16 miles)
(All Distances Approximate)



- **Detached Family Home**
- **Constructed in circa 2019 to Exacting Standards**
- **Open Plan Ground-Floor Living Area**
- **Double Garage and further Outbuildings**
- **Gardens Overlooking Open Countryside**
- **Edge of Village Location**

DESCRIPTION

Halls are delighted with instructions to offer Ty Capel in Cockshutt for sale by private treaty.

Ty Capel is a substantial and immaculately presented detached four-bedroom modern family home enjoying an excellent corner position which offers idyllic views over unspoilt countryside, whilst boasting a detached double garage, generous rear gardens, and a number of outbuildings, enviably situated on the edge of the north Shropshire village of Cockshutt.

The property, which was completed in late 2019 to exacting standards and which has been impeccably maintained by the current vendors, currently comprises, on the ground floor, an open plan Living Area featuring a Dining Area, Kitchen/Breakfast Area, and Snug alongside a Utility Room and Cloakroom with, to the first floor, four Bedrooms (two of which benefit from En Suites) and a Family Bathroom.

The property enjoys the remaining balance of an LABC warranty (approximately 7 years remains unexpired at time of writing), with underfloor heating to all of the ground floor and PV panels.

Externally the property is situated within generous gardens which have been well maintained and offer excellent views over the unrivalled north Shropshire landscape.

The gardens also comprise a detached double timber garage, a summer house, and a further timber outbuilding currently utilised for the housing of a hot tub.

The sale of Ty Capel does, therefore, offer the incredibly rare opportunity for purchasers to acquire a substantial and immaculately presented four-bedroom detached family home situated in a delightful edge of village location and enjoying excellent views over the north Shropshire. The property is to be offered with NO ONWARD CHAIN.

SITUATION

Ty Capel is situated in the popular village of Cockshutt, approximately 5 miles south of the popular North Shropshire lakeland town of Ellesmere. Cockshutt has local facilities to include a Parish Church, Primary School, Public House, Convenience Store, and thriving Village Hall. The larger towns of Ellesmere (5 miles) and Wem (6 miles) are both within easy motoring distance and have an excellent range of local shopping, recreational and educational facilities. The county town of Shrewsbury is only 12 miles away and has a more comprehensive range of amenities of all kinds.

THE ACCOMMODATION COMPRISES:

The property is entered via a composite front door with decorative glazed panels with opaque glazing to either side into an:

OPEN PLAN GROUND FLOOR LIVING SPACE:

Which features a:

LIVING / DINING AREA

32'9" x 16'4" and 20'4" x 9'3"

Wood effect tiled flooring, UPVC double glazed window on to front elevation with bi-folding glazed doors leading out on to side elevation, with two further bi-folding corner doors (constructed with no corner pillar and thus allowing unrestricted access into the garden) offering excellent views over the garden and access on to the patio area.

ENTRANCE AREA

A continuation of the wood effect tiled flooring, solid oak stairs rising to the first floor and full height ceilings with UPVC double glazed window allowing light on to the Entrance Area

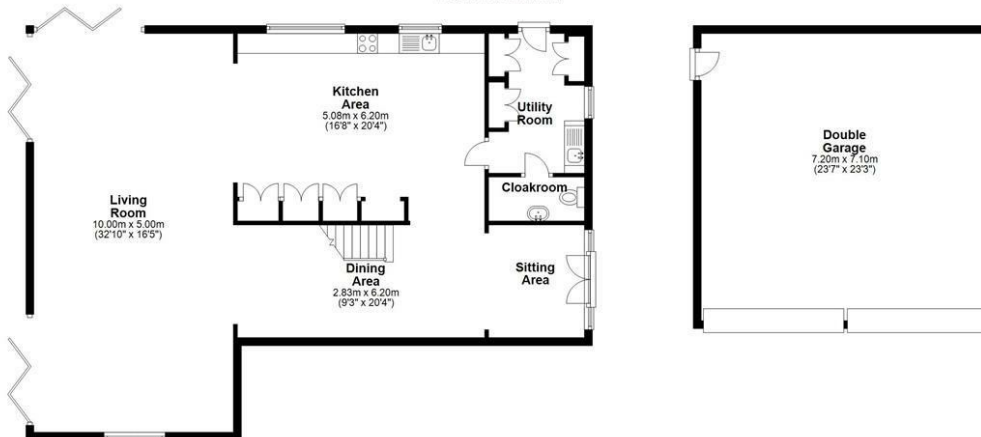
SNUG/SITTING AREA

A continuation of the tiled flooring, full height UPVC window on to front elevation with UPVC fully glazed patio doors with glazing to either side leading out on to parking area.



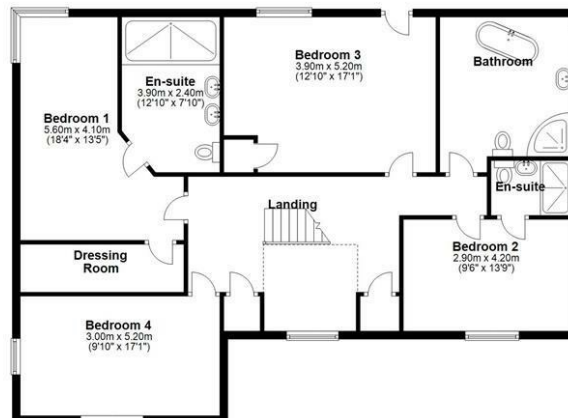
Ground Floor

Main area, approx. 117.8 sq. metres (1287.9 sq. feet)
 Plus garages, approx. 51.1 sq. metres (549.9 sq. feet)



First Floor

Approx. 120.2 sq. metres (1293.6 sq. feet)



Main area: Approx. 238.0 sq. metres (2561.5 sq. feet)
 Plus garages, approx. 51.1 sq. metres (549.9 sq. feet)

Ty capel

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



1 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



KITCHEN AREA

20'4" x 16'7"

Tiled flooring, two UPVC double glazed windows on to rear elevation, a selection of base and wall units with gloss finish work surfaces above, with inset New Worlds induction four ring hob and extractor fan above, inset composite one and a half sink with draining area to one side with swan neck mixer tap with extending head above.

The kitchen is fully integrated with appliances to include: a Neff dishwasher, two CDA fan assisted ovens, an integrated CDA microwave, and integrated CDA warming tray, with a freestanding Kenwood American style fridge freezer along with a CDA under counter wine cooler. The kitchen also features an island with gloss complimentary work surface above, a selection of drawers below, and seating area surrounding with 6 seats included, a door leads in to the:

UTILITY ROOM

Wood effect tiled flooring, composite rear door on to patio access, full height UPVC double glazed window, a selection of base and wall units with planned space for appliances including a freestanding Candy tumble dryer and a freestanding Indesit washing machine, above this is an inset one and a half composite sink with draining area to one side and swan neck mixer tap. One of the full height cupboards features the Worcester Bosch gas boiler with another of the cupboards featuring the convertor for the PV panels; a further door leads to the:

CLOAKROOM

A continuation of the wood effect tiled flooring, solid oak storage cupboard (housing the underfloor heating system) to one end, and a bathroom suite to include: low flush WC, wall mounted hand basin with storage below and (H&C) above, and a heated towel rail.

As solid oak staircase rises to the:

FIRST FLOOR LANDING

Fitted carpets as laid, UPVC double glazed window on to front elevation, two doors in to separate landing storage cupboards with a further door in to the:

MASTER BEDROOM

18'4" x 13'5"

A continuation of the fitted carpets as laid, corner aspect UPVC double glazed window (one of which comprises double opening doors which could be converted to a Juliette balcony (the frame of which will be included within the purchase price)), this offering excellent views over the renowned north Shropshire countryside. A door leads in to the:



EN SUITE SHOWER ROOM

Tiled flooring, velux ceiling light and a bathroom suite to include His & Hers sinks set in to vanity units with solid wood shelving above and lighted bathroom mirror, low flush WC, walk-in one and half shower cubicle with mains fed shower and rainfall shower head, two wall mounted heated towel rail and wall mounted storage cupboard.

DRESSING ROOM

A selection of shelving and clothing storage facilities.

BEDROOM TWO

13'9" x 9'6"

Fitted carpet as laid, full height UPVC double glazed window, elevated storage area and a door in to the:

EN SUITE SHOWER ROOM

Tiled flooring, walk-in fully tiled shower cubicle with mains fed shower and rainfall shower head, wall mounted sink with mixer tap above and storage cupboard below, low flush WC, partly tiled walls featuring a solid wood shelving area and heated towel rail.

BEDROOM THREE

17'0" x 12'9"

Fitted carpet as laid, two UPVC double glazed windows on to rear elevation (one of which can be converted to a Juliette balcony (the frame for which is included within the purchase price)), with a door leading in to a cupboard housing the hot water cylinder.

BEDROOM FOUR

17'0" x 9'10"

Fitted carpet as laid, two height UPVC double glazed windows on to front and side elevation.

FAMILY BATHROOM

Tiled flooring, UPVC double glazed window onto side elevation, partly tiled walls and a bathroom suite to include: freestanding bath with mixer tap and shower attachment, walk-in shower cubicle, mains fed shower with rainfall head, wall mounted one and half sink with cupboard space below and (H&C) mixer tap above, and lighted bathroom mirror, low flush WC, two heated towel rails and a wall mounted storage space.

OUTSIDE

The property is approached off a quiet country lane onto an extensive gravelled driveway this leading on to a paved front area flanked by slate gravelled beds and leading on to the parking area and detached double garage.



DETACHED DOUBLE GARAGE

23'7" x 23'3"

Timber construction, concrete floors, two electrically operated roller shutter front access doors and power and light laid on.

GARDENS

The gardens are a particularly notable feature of the property and overlook the unspoilt north Shropshire countryside, at present comprising a substantial paved patio area offering an ideal space for outdoor dining and entertaining, this leading on, via slate and timber walk ways, to an extensive lawned area again bordered by a further slate gravelled area offering space for seating. To the side of the property is a further paved patio/slate gravelled area for dining/entertaining space offering further views over the unspoilt countryside.

The garden features a number of outbuildings, to include:

HOT TUB/GARDEN ROOM

Of timber construction with a corrugated roof and with power and light laid on. Currently utilised for the storage of the hot tub (included with the purchase price) and offering exceptional potential for a variety of uses i.e. home office. The outbuilding has a lean-to to one end currently utilised as a BBQ area but ideal for wood storage etc.

SUMMER HOUSE

Of timber construction with a corrugated roof, currently utilised as a home gym/music room but again offering potential for a variety of further usages, with glazing to three sides and with power and light laid on.

SERVICES

We understand that the property has the benefit of mains water, electricity and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

COUNCIL TAX

The property is in Band 'G' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: (01691) 622602.

FOR SALE

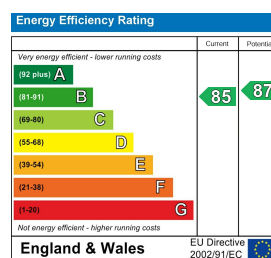
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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