



FOR SALE

Offers In The Region Of £425,000

The Old Bakery, Dudleston Heath, Nr Ellesmere, Shropshire, SY12 9LD

A very generously proportioned and well presented detached five-bedroom family home offering over 250 m² of internal accommodation, along with a double garage/workshop and gardens which overlook fields to the rear, centrally situated within the popular village of Dudleston Heath, near Ellesmere



Ellesmere (2 miles), Oswestry (9 miles), Wrexham (10 miles), Shrewsbury (19 miles).

All distances approximate.



- **Very Substantial Family Home**
- **Versatile Accommodation**
- **Well Presented**
- **Double Garage/Workshop**
- **Gardens Overlooking Fields**
- **Village Centre Location**

DESCRIPTION

Halls are delighted with instructions to offer The Old Bakery in Dudleston Heath for sale by private treaty.

The Old Bakery is a very generously proportioned and well presented detached five-bedroom family home offering over 250 m² of internal accommodation, along with a double garage/workshop and gardens which overlook fields to the rear, centrally situated within the popular village of Dudleston Heath, near Ellesmere

Internally, the property, which offers an entirely deceptive amount of well presented accommodation extending to over 250 m², at present comprises, on the ground floor, an Entrance Hallway, Living room, Kitchen/Dining Room, Utility Room, Dining Room, Garden Room, Playroom, and Cloakroom, together with, to the first floor, a master suite (containing a Dressing Area and En Suite Shower Room) four further Bedrooms, Study, and two family Bathrooms.

Externally, the property enjoys an excellent village centre location whilst abutting fields to the rear, and features, to the side of the property, ample parking for a number of vehicles, this leading on to a double garage/workshop with, to the rear of the property, attractive gardens with a pleasant rural aspect.

The sale of The Old Bakery does, therefore, offer the rare opportunity for purchaser to acquire a substantial family home with the benefit of gardens and a double garage/workshop, pleasantly situated in a quiet village centre location.

THE ACCOMMODATION COMPRISES:

The property is entered via a UPVC door with opaque glazed panel with window to one side in to an:

ENTRANCE HALLWAY

Wood effect tiled flooring, exposed ceiling timbers, carpeted stairs rising to the first floor with useful storage cupboards below, electric "log burner" style heater set on to exposed brick hearth and surround with door leading in to the:

LIVING ROOM

17'8" x 11'9"

Fitted carpet as laid, UPVC double glazed window on to front and side elevations, a wealth of exposed ceiling timbers, cast iron log burner set on to raised tiled hearth within exposed brick inglenook and beam over with a portion of the room offering ideal space for recessed seating/snug area.

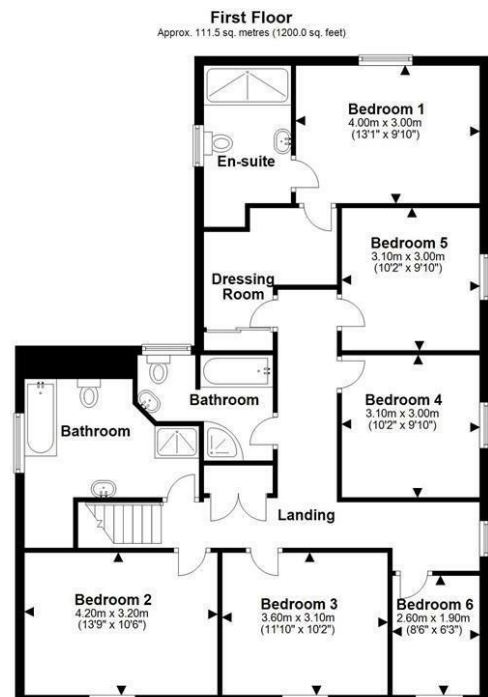
KITCHEN/BREAKFAST ROOM

18'8" x 13'5"

Tiled flooring, underfloor heating, UPVC double glazed window on to side elevations with a fully glazed UPVC door again leading out on to the side elevation, fitted kitchen to include a selection of base and wall units with quartz effect work top over, inset ceramic butler sink with (H&C) mixer tap above, partly tiled walls and complimentary kitchen island with storage cupboards beneath and breakfast bar to one side with a further door giving access in to the:

UTILITY ROOM

Tiled flooring, UPVC double glazed window on to side elevation, partly tiled walls, full height storage cupboard flanked by a work surface with planned space for appliances and storage beneath.



Total area: approx. 298.4 sq. metres (3211.5 sq. feet)

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.



3 Reception Room/s



5 Bedroom/s



3 Bath/Shower Room/s



DINING ROOM

19'8" x 12'9"

Featuring a charming vestige of the property's unique history - a cast iron bread oven set within inglenook, along with UPVC double glazed windows on to either side elevations, underfloor heating, a continuation of the tiled flooring, double opening fully glazed patio style doors leading out in to the:

GARDEN ROOM

17'8" x 17'8"

Tiled flooring, underfloor heating, UPVC double glazed windows on to the rear elevation allowing lovely views over the countryside beyond, with double opening double glazed doors leading out on to the garden, this being a particularly versatile room at present used as a further reception room but offering potential for use as office, gym, playroom etc.

CLOAKROOM

Wood effect tiled flooring, UPVC double glazed window on to rear elevation, low flush WC, hand basin set in to vanity unit with storage below, attractive decoratively styled splashbacks.

PLAYROOM/SNUG

13'9" x 10'2"

Wood effect laminate flooring, UPVC double glazed window on to front elevation.

FIRST FLOOR LANDING

Fitted carpet as laid, inspection hatch to loft space, UPVC double glazed window on to side elevation, double opening doors allowing access in to a useful landing storage cupboard with a further door leading in to the:

MASTER SUITE

13'1" x 9'10"

Initially entered via a Dressing Room which has UPVC double glazed window on to side elevation, double opening sliding doors in to recessed wardrobe and a further door leading in to the Bedroom, which contains a UPVC double glazed window on to rear elevation allowing lovely views over the countryside beyond, partly panelled walls, wood effect laminate flooring and a door leading in to the:



EN SUITE SHOWER ROOM

Opaque UPVC double glazed window on to side elevation, wood effect vinyl "click" flooring, walk-in 1.5 man shower cubicle with fully tiled surround and glass screen, mains fed shower and recessed storage/shelving, low flush WC, hand basin set in to a vanity unit with storage cupboards below.

BEDROOM TWO

13'9" x 10'5"

Fitted carpet as laid, UPVC double glazed window to side elevation.

BEDROOM THREE

11'9" x 10'2"

Fitted carpet as laid, UPVC double glazed window on to front elevation.

BEDROOM FIVE

10'2" x 9'10"

Fitted carpet as laid, UPVC double glazed window on to side elevation.

BEDROOM FOUR

Fitted carpet as laid, UPVC double glazed window on to front elevation.

STUDY

8'6" x 6'2"

Fitted carpet as laid, UPVC double glazed window on to front elevation.

FAMILY BATHROOM ONE

Wood effect vinyl "click" flooring, UPVC double glazed window on to rear elevation and a bathroom suite to include panelled bath with (H&C) separate taps above, mains fed shower and tiled surround, corner low flush WC, hand basin set in to vanity unity with storage cupboard below and heated towel rail.

FAMILY BATHROOM TWO

Tiled flooring, UPVC double glazed window on to side elevation, freestanding bath with (H&C) waterfall mixer tap, corner shower cubicle housing the electric shower, low flush WC, pedestal hand basin (H&C) mixer tap with circular mirrored cabinet above and a planned space leading in to a useful linen storage area.



OUTSIDE

The property is approached over a gravelled driveway situated to the side of the property offering space for the parking of a number of vehicles this leading on to the:

DOUBLE GARAGE/WORKSHOP

27'10" x 17'8"

Concrete floors, storage space in the rafters, electrically operated up and over front double door, a selection of base and wall units situated to one side offering excellent space for a home workshop, power and light laid on, UPVC double glazed window on to rear elevation, fully glazed UPVC double opening doors giving on to gardens, a further door leads in to a Cloakroom area, with low flush WC, pedestal hand basin, UPVC double glazed window on to front elevation whilst also housing the Worcester Bosch gas boiler and the central heating tank.

GARDENS

A lovely feature of the property and backing on to fields to the rear, at present comprising an area of shaped lawn, bordered by a paved walkway/patio area which offers an ideal space for outdoor dining and entertaining with a full height timber gate giving on to the parking area to the front. The garden also features a timber Summer House offering an ideal space for outdoor dining during inclement weather, along with a timber log store.

SERVICES

We understand that the property has the benefit of mains gas, 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 & COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. The property is in Council Tax band 'E'.

FOR SALE

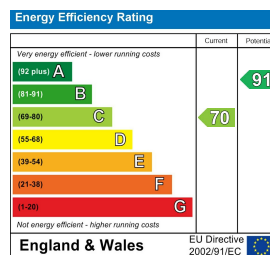
The Old Bakery, Dudleston Heath, Nr Ellesmere, Shropshire, SY12 9LD



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.