

**FOR SALE**

Offers In The Region Of £700,000

## Juniper Cottage, Bryn-Y-Cochin, Criftins, Ellesmere, Shropshire, SY12 9LW

A characterful and well appointed detached country cottage benefitting from equestrian facilities, a variety of versatile outbuildings, and land extending, in all, to approx 7.62 acres, or thereabouts, peacefully situated within the rural hamlet of Criftins near Ellesmere.







- Charming Detached Country Cottage
- Well Presented with Traditional Features
- Variety of Outbuildings
- Menage
- Land Ext to Approx 7.62 ac
- Delightful Rural Location

## DESCRIPTION

Halls are delighted with instructions to offer Juniper Cottage in Criftins for sale by private treaty.

Juniper Cottage is a characterful and well appointed detached country cottage benefitting from equestrian facilities, a variety of versatile outbuildings, and land extending, in all, to approx 7.62 acres, or thereabouts, peacefully situated within the rural hamlet of Criftins near Ellesmere.

Internally, the property offers a deceptive amount of characterful and versatile accommodation boasting an array of traditional features which, at present, comprises, on the ground floor, a Kitchen/Breakfast Room, Utility/Office, Living Room, Shower Room, and Garden Room, together with three first floor Bedrooms (two of which enjoy access to a generous Dressing Room, with the master boasting an En-Suite Bathroom).

Externally, the property is situated within land which extends, in all, to approx 7.62 acres, or thereabouts, whilst also enjoying equestrian facilities to include a menage and a selection of stabling, alongside a number of further outbuildings, all of which offer excellent potential for a variety of onward usages and which may represent an opportunity for conversion or development (LA consent permitting).

Juniper Cottage also enjoys 1.98KW PV panels, these situated on the roof of the Stable Block.

The sale of Juniper Cottage does, therefore, offer the very rare opportunity for purchasers to acquire a charming country cottage with the benefit of land, equestrian facilities, and outbuildings, idyllically situated within a peaceful rural hamlet near to Ellesmere.

## WHAT3WORDS

///wades.machinery.guesswork

## THE ACCOMMODATION COMPRISES:

The property is entered via UPVC glazed patio doors into a:

### KITCHEN/BREAKFAST ROOM

19'0" x 13'5"

Tiled flooring with underfloor heating, UPVC double glazed windows on to front, side, and rear elevations, with a fitted kitchen to include: a selection of base and wall units with granite work surfaces above and an inset stainless steel sink with draining area to one side, with appliances to include: a freestanding range master classic 110 cooker with five induction rings above and double oven grill and storage drawer below, freestanding Zanussi slimline dishwasher (available by separate negotiation) and planned space for further appliances, with a solid oak staircase rising to the first floor. A fully glazed UPVC door leads in to the:

### GARDEN ROOM

13'9" x 10'5"

A particularly lovely room offering far reaching views onto three aspects, with wood effect laminate flooring with underfloor heating and glazing onto front, rear, and side elevations.

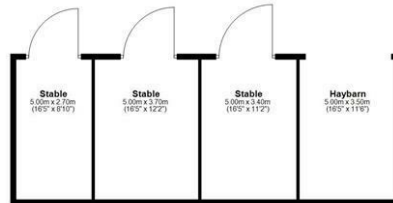
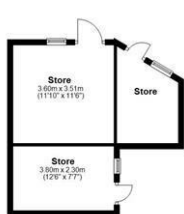
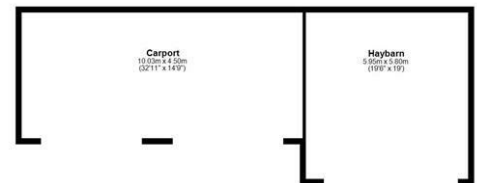
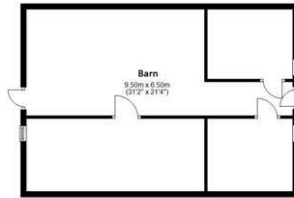
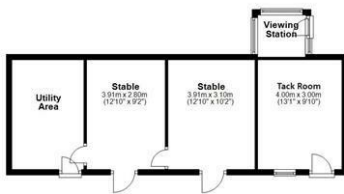
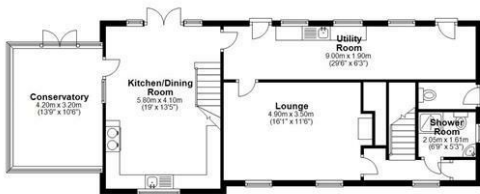
### UTILITY/OFFICE

29'6" x 6'2"

A particularly versatile room which, at present, is utilised as a utility/boot room but which offers potential for a variety of onward usages i.e. home office/gym/library etc. Featuring three UPVC double glazed windows on to rear elevation, two UPVC doors allowing rear access, and flooring of part tiled/part wood-effect laminate. A selection of base units with roll topped work surface over and planned space for appliances beneath, inset ceramic sink with draining area to one side and (H&C) mixer tap above and partly tiled splashbacks, along with freestanding wardrobe/storage space and a door leading in to the:



**Ground Floor**  
Main area approx. 87.5 sq. metres (242.2 sq. feet)  
For additional information, please contact the agent.



**First Floor**  
Approx. 55.8 sq. metres (601.0 sq. feet)



Main area: Approx. 143.4 sq. metres (1543.2 sq. feet)  
For additional information, please contact the agent.  
**Juniper Cottage**

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



3 Bedroom/s



2 Bath/Shower Room/s



#### LIVING ROOM

16'0" x 11'5"

Fitted carpet as laid, two UPVC double glazed windows on to front elevation, exposed ceiling timbers, cast iron log burner sat within recessed Inglenook with heavy oak beam over with a door leading in to:

#### HALLWAY

Carpeted stairs rising to the first floor, UPVC double glazed window on to front elevation and a door in to the boiler cupboard housing the Firebird oil fired boiler).

A further door leads in to the:

#### SHOWER ROOM

Vinyl flooring, UPVC double glazed window on to side elevation, fully tiled walls and a bathroom suite to include: walk-in 1.5 man shower cubicle with mains fed shower, low flush WC, and wall mounted corner hand basin with (H&C) mixer tap above.

#### FIRST FLOOR LANDING

Double glazed window on to rear elevation.

#### BEDROOM ONE

19'0" x 13'5"

Fitted carpets as laid, Velux skylight, inspection hatch to loft space, double opening fully glazed patio doors leading out on to a Juliette balcony which offers excellent views of the equestrian facilities and land beyond.

#### DRESSING AREA

11'9" x 6'10"

Fitted carpets as laid, UPVC double glazed window on to front elevation and a number of fitted wardrobes containing selection of shelving and clothes rails.

#### EN SUITE BATHROOM

Wood-effect vinyl flooring, UPVC double glazed window on to front elevation, fully tiled walls, panelled bath with (H&C) mixer tap above with shower attachment, low flush and pedestal hand basin with (H&C) above. Solid oak stairs lead down to the Kitchen/Breakfast Room.

#### BEDROOM TWO

11'9" x 11'5"

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

#### BEDROOM THREE

11'5" x 6'6"

UPVC double glazed window on to side elevation, fitted carpet as laid and door opening into storage cupboard situated above the stairs.

#### OUTSIDE

The property is approached through mid-height metal gates onto a concrete driveway which leads on to a generous concrete parking area from which access is given to the dwelling, the various outbuildings, the equestrian facilities, and the land beyond.

#### GARDENS

Situated to the fore and the side of the property and having been particularly well maintained by the current vendor, to comprise a number of lawned areas flanked by established floral and herbaceous beds, along with a gravelled patio area which provides an ideal space for outdoor dining and entertaining.

#### OUTBUILDINGS

Juniper Cottage is accompanied by a variety of versatile outbuildings. These comprising:

#### BUILDING ONE - STORE

approx 12'5" x 19'0"

Of metal and timber construction, with concrete floors and divided into three section, with three external access doors; currently utilised as a store but ideal for a variety of onward usages.

#### BUILDING TWO - GARAGE/WORKSHOP

19'8" x 10'2"

Double opening timber doors, concrete floor, work bench and power and light laid on.

#### BUILDING THREE - STABLES

approx 16'4" x 32'1"

Comprising three loose boxes of metal and timber construction with concrete floors and power and lighting laid on. To one of the row of Stabling is an open-front Haybarn (approx. 5m x 3.5m)

#### BUILDING FOUR - CARPORT/HAYBARN

approx 49'3" x 19'6" (max)

Of predominately timber construction and with power, light, and water laid on.

#### BUILDING FIVE - BARN

Of brick/block and timber construction with external accesses to either side and internally divided in to four pens, again offering an ideal space for the housing or kennelling of a variety of livestock/animals.





#### **BUILDING SIX - STABLE BLOCK**

approx 42'7" x 13'1"

A particularly versatile building which, whilst excellent for its current usage as equine stabling, could also offer possibilities for conversion in to dependant living etc (LA consent permitting).

Of brick and timber construction, featuring two loose boxes with Tack Room (with Viewing Station) to one end, power and light laid on, PV panels on the roof with Wash Room/Office/Utility to one end which features a selection of base units, sink and with tiled flooring.

#### **ARENA**

approx 65'7" x 150'11"

Accessed immediately of the concrete courtyard. and with sand and rubber topping.

#### **LAND**

Juniper Cottage is complimented by land extending, in all, to approximately 7.62 acres or thereabouts, situated predominantly to the rear of the property and accessed via the main property entrance or via two further accesses situated slightly further along the country lane. The land offers potential for the grazing of a variety of livestock but will be of particular note to those with equestrian interests, and may offer scope for further equestrian or agricultural development (LA consent permitting).

#### **SERVICES**

We understand that the property has the benefits of mains water and electricity. Drainage is to a private system.

#### **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**

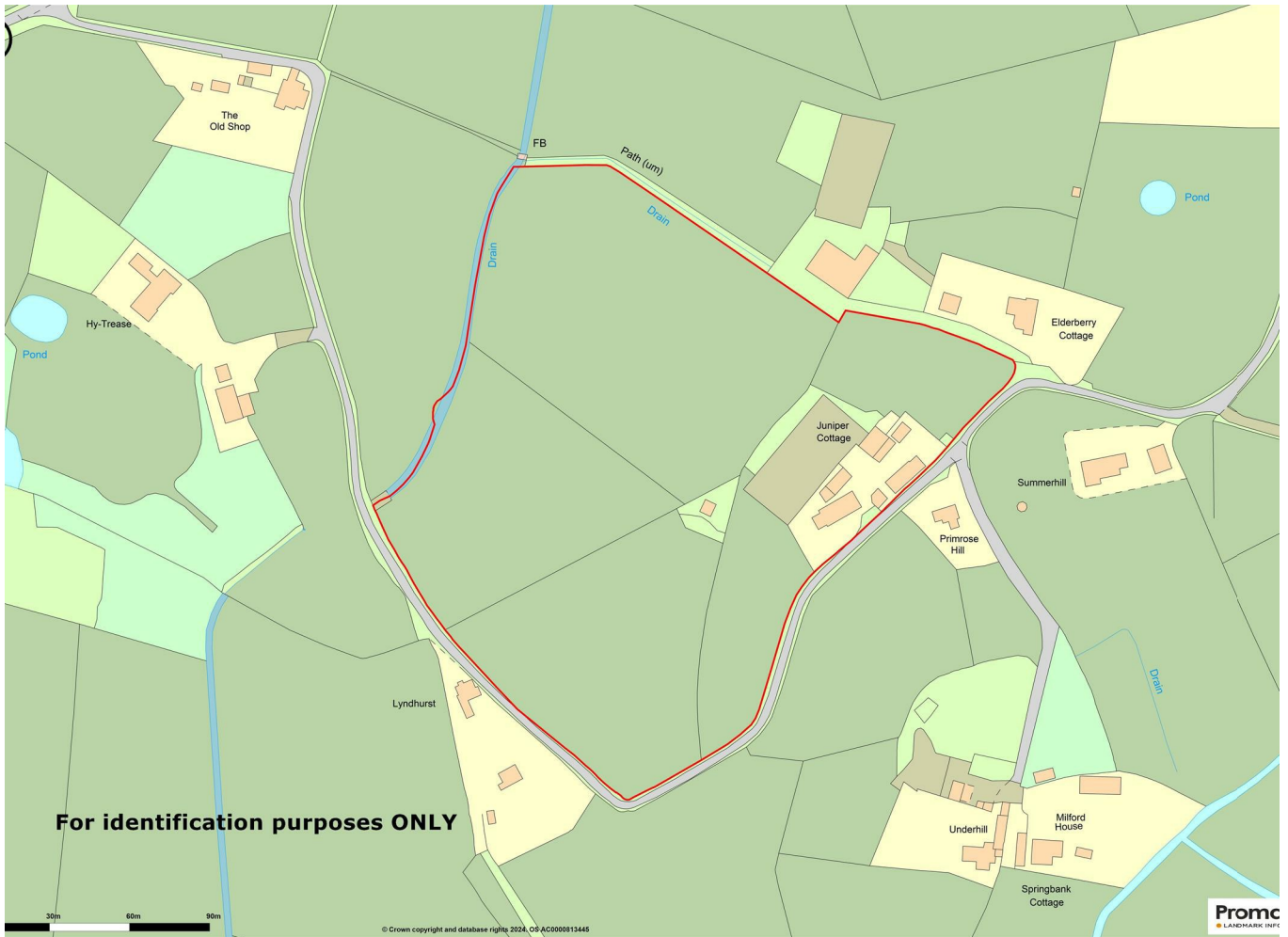
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. The property is in Band ' D ' on the Shropshire Council Register.

#### **VIEWINGS**

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

FOR SALE

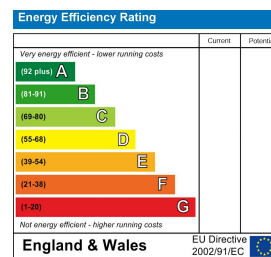
Juniper Cottage, Bryn-Y-Cochin, Criftins, Ellesmere, Shropshire, SY12 9LW



**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.