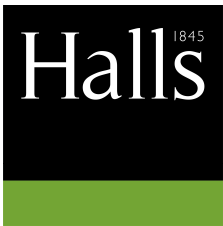


FOR SALE

Heritage Cottage Little Arowry, Hanmer, Whitchurch, SY13 3DD



FOR SALE

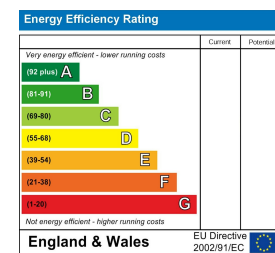
Asking Price £499,995

Heritage Cottage Little Arowry, Hanmer, Whitchurch, SY13 3DD

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



A much extended and incredibly charming three-bedroom detached country cottage offering generous and well-presented living accommodation, ample parking, and wonderful gardens which extend to over 1/4 acre and overlook unspoilt countryside, peacefully situated within a rural hamlet close to Whitchurch.



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.



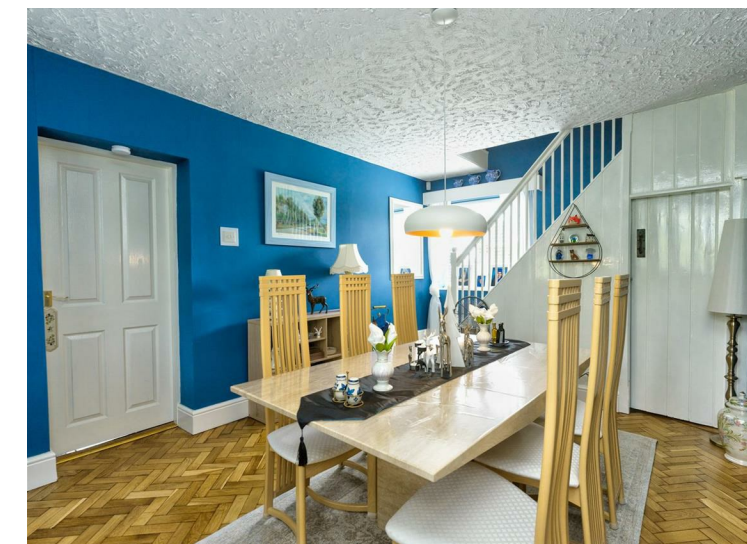
5 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Charming Country Cottage
- Extended and Improved
- Deceptively Spacious
- Views Over Open Countryside
- Excellent Well-Stocked Gardens
- Rural yet Convenient Location

DESCRIPTION

Halls are delighted with instructions to offer Heritage Cottage, Little Arrowry, Hanne, nr Whitchurch for sale by private treaty.

Heritage Cottage is a much extended and incredibly charming three-bedroom detached country cottage offering generous and well-presented living accommodation, ample parking, and wonderful gardens which extend to over 1/4 acre and overlook unspoilt countryside, peacefully situated within a rural hamlet close to Whitchurch.

Internally, the property has been comprehensively improved and lovingly maintained by the current vendors to, at present, comprises, on the ground floor, a Reception Hall, Living Room, Study, Cloakroom, Kitchen/Breakfast Room, Sun Lounge, Dining Room, and Lounge, together with three first floor Bedrooms and a family Bathroom.

Externally, the property is positioned within generous gardens with extend, in all, to around 0.29 acres, or thereabouts, and which have again benefitted from the current vendors' meticulous care and attention to now provide a truly wonderful outdoor space to compliment the house, whilst at present comprising a number of areas of lawn bordered by, and interspersed with, well-stocked floral and herbaceous beds, alongside a range of attractive patio areas from which to enjoy the views available across the adjoining unspoilt countryside.

The sale of Heritage Cottage does, therefore, offer the rare opportunity for purchasers to acquire a charming and deceptively spacious detached country cottage positioned within generous and attractive gardens, located in a peaceful rural hamlet within easy reach of Whitchurch.

THE ACCOMMODATION COMPRISES:

The property is entered via a covered porch through a UPVC front door with opaque glazed panel in to a:

RECEPTION HALL

Engineered oak flooring, two UPVC double glazed windows on to front elevation and a door leading in to the:

LIVING ROOM

15'8" x 13'1" [4.8m x 4m]
Fitted carpet as laid, UPVC double glazed window on to rear elevation allowing lovely views over the countryside beyond, with a traditionally styled electric "living flame" effect heater set within wood and marble effect surround.

STUDY

9'2" x 8'10" [2.8m x 2.7m]
Wood effect laminate flooring, UPVC double glazed windows on to rear elevation allowing further views over the landscape beyond.

CLOAKROOM

Tiled floors and walls, opaque UPVC double glazed window on to rear elevation and a bathroom suite to comprise: hand basin (H&C) mixer tap above, low flush WC and heated towel rail.

SUN LOUNGE

17'0" x 11'9" [5.2m x 3.6m]
Three UPVC double glazed windows allow views onto two aspects, offering scenes over the well manicured gardens and the landscape beyond; with a continuation of the engineered oak flooring and a UPVC door with opaque glazed panelling leading out on to the side, an electrically operated "log burner" style electric heater sat on to raised granite hearth with oak surround and with a further door leading in to the:

KITCHEN/BREAKFAST ROOM

15'5" x 12'5" [4.7m x 3.8m]
Tiled flooring, UPVC double glazed windows on to side and rear aspects and a fitted kitchen to comprise: a selection of base and wall units (with recessed lighting) with roll topped work surfaces above, four ring induction Zanussi hob with Bosch electric oven below and extractor hood above with a selection of integrated appliances to include: Indesit washing/dryer and a Kenwood dishwasher, with an inset traditionally styled ceramic sink with draining area to one side (H&C) mixer tap above, a complimentary kitchen island featuring a selection of storage cupboards and breakfast bar area with planned space for stools/seats, a door then leads in to the:

DINING ROOM

15'5" x 10'9" [4.7m x 3.3m]
Block parquet flooring, UPVC double glazed windows on to front and rear aspect with carpeted stairs rising to the first floor, with a door leading in to a useful understairs storage cupboard which houses the oil fired Trianco boiler, and a door leading in to the:

LOUNGE

15'5" x 12'9" [4.7m x 3.9m]
UPVC double glazed windows on to side elevation, fully glazed UPVC patio door leading out on to patio area and garden beyond, an open fire set in to a raised tiled hearth with cast iron and oak surround (the fire connects in to a back-boiler system to compliment the oil fired heating, which can be used independently or in conjunction)

FIRST FLOOR LANDING

Fitted carpet as laid, inspection hatch to loft space, door in to over stairs storage cupboard which houses the hot water cylinder with slatted shelving above and door which leads in to:

BEDROOM ONE

12'1" x 12'1" [3.7m x 3.7m]
A continuation of the fitted carpet as laid, UPVC double glazed window on to side elevation, a selection of fitted wardrobes and storage space containing clothes rails and shelving.

BEDROOM TWO

10'9" x 8'2" [3.3m x 2.5m]
A continuation of the fitted carpet as laid, UPVC double glazed window on to side elevation, freestanding wardrobes containing a selection of clothes rails and storage cupboards with ceiling light with fan attachment.

BEDROOM THREE

12'5" x 8'6" [3.8m x 2.6m]
A continuation of the fitted carpet as laid, UPVC double glazed window on to front elevation.

FAMILY BATHROOM

With a UPVC double glazed window onto side elevation, tiled flooring, partly tiled walls, and a bathroom suite to comprise: low flush WC, pedestal hand basin (H&C), corner bath (H&C), and recessed shower cubicle.

OUTSIDE

The property is approached through mid-height double-opening metal gates which lead on to a substantial gravelled parking area containing a timber garden storage shed with power and light laid on., along with external socket and tap.

A full height timber gate leads around the property to a partly paved area bordering on to open countryside and which contains both the oil tank and a further garden storage shed, with trellising adorned with clematis and wisteria leading through to a delightful covered arbour with paved flooring, which offers a truly delightful spot for outdoor dining and entertaining whilst enjoying the lovely views over the landscape beyond.

This leads on to a brick paved walkway which follows the perimeter of the dwelling to a further patio area, with provides more opportunity for al fresco dining and further on to a covered seating area situated beyond the lounge.

The rear gardens are a particularly notable feature of the property, having been meticulously maintained and much improved by the current vendors to provide a number of areas of shaped lawn bordered by impeccably maintained floral and herbaceous beds with, to one corner of the garden a brick paved seating area enjoying a slightly elevated position overlooking the unspoilt countryside beyond.

Paved steps lead down to a sunken area of lawn which is again bordered by particularly well cared for floral and herbaceous beds.

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

Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY.

COUNCIL TAX

The property is in Band ' E ' on the Wrexham County Borough Council Register.

W3W

///swoop.conquests.stability

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.