

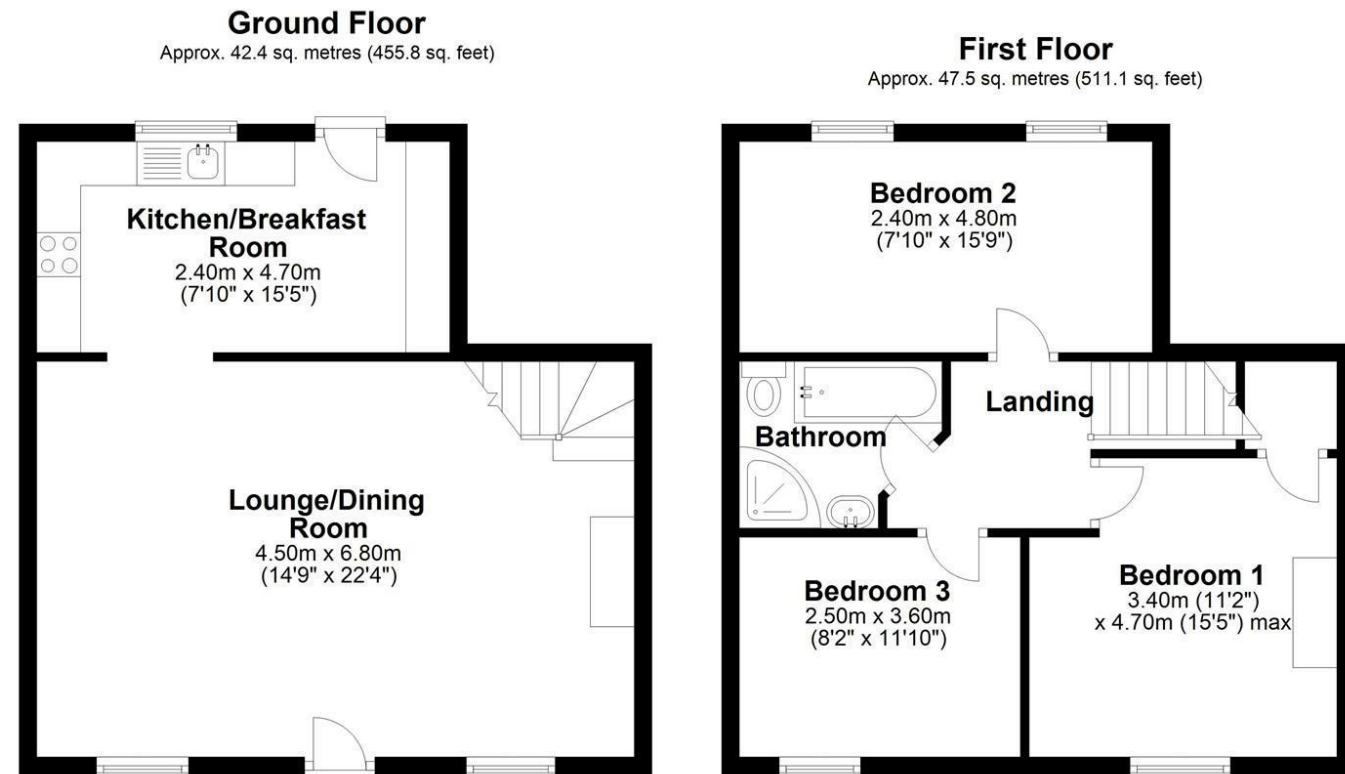
FOR SALE

Rose Cottage, Pentrecoed, Ellesmere, Shropshire, SY12 9ED



FOR SALE

Asking Price £350,000



Total area: approx. 89.8 sq. metres (966.9 sq. feet)
Rose cottage

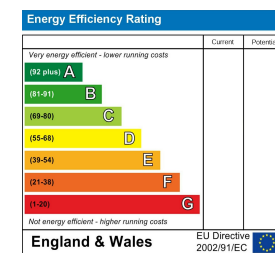
Rose Cottage, Pentrecoed, Ellesmere, Shropshire, SY12 9ED

A very well presented three bedroom, semi-detached country cottage of immense charm and character, boasting stylish yet sympathetic internal décor and excellent rear gardens which extend to over 130ft and offer fantastic views over open countryside, situated in a delightful, rural location.

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.

Ellesmere (4 miles), Shrewsbury (16 miles) and Chester (24 miles).
(All distances approximate)



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Stylish Internal Decor
- Very Well Presented
- Traditional Country Cottage
- Ample Parking
- Excellent Rear Gardens
- Fantastic Rural Views

DESCRIPTION

Halls are delighted with instructions to offer Rose Cottage at Pentrecoed for sale by private treaty.

Rose Cottage is a very well presented three bedroom, semi-detached country cottage of immense charm and character, boasting stylish yet sympathetic internal décor and excellent rear gardens which extend to over 130ft and offer fantastic views over open countryside, situated in a delightful, rural location.

The cottage, which has been thoughtfully improved and maintained by the current vendors, comprises, on the ground floor, a large Living/Dining Room and a Kitchen, together with three first floor Bedrooms and Family Bathroom. The property has the benefit of an oil fired central heating system, double glazed windows throughout and offers a number of attractive traditional features.

Outside, the property is complimented by a paved driveway to the front providing ample parking for a number of vehicles.

The rear gardens are a most unexpected feature of the property and provide a large paved patio area providing an ideal space for outdoor entertaining, leading on to extensive lawns which offer potential for a number of usages and enjoy magnificent and uninterrupted countryside views in all directions.

The sale of Rose Cottage does, therefore, provide a very rare opportunity to purchase a genuine period country cottage of such charm and character with such excellent gardens in this particularly attractive rural setting.

SITUATION

Rose Cottage is situated in an unspoilt rural location in an area known as Pentrecoed approximately 4 miles North of the Lakeland town of Ellesmere. Ellesmere has an excellent range of local shopping, recreational and educational facilities and is still within easy reach of the larger centres of Oswestry (8 miles), Shrewsbury (16 miles), and Chester (24 miles), all of which, have a more comprehensive range of amenities of all kinds.

DIRECTIONS

From Ellesmere proceed North on the B5068 to the village of Dudleston Heath. Continue on the B5068 through the village of Dudleston Heath for a further 0.5 of a mile and turn right signposted "Pentrecoed". Continue on this lane for approximately 0.7 of a mile and turn left signposted "Sodylt & Dudleston". Continue for approximately 0.1 of a mile and the property will be located on the left hand side.

THE ACCOMMODATION COMPRISES:

A covered front entrance porch with brick pillar to either side and a front "stable" type entrance door with glazed centre panel opening in to the:

LIVING/DINING ROOM

22'2" x 14'9" (6.76 x 4.50)

With an attractive brick exposed fireplace with inset cast iron multi-fuel burner standing on a raised brick hearth, part laminate flooring with fitted carpet as laid in the Living Room, two double glazed windows to front elevation and a further showing the rear elevation, wooden staircase to first floor and an archway leading through to the:

KITCHEN

15'5" x 8'0" (4.70 x 2.44)

With a double glazed UPVC window onto rear elevation which offers far reaching views over the local countryside, a partly glazed UPVC door leading onto the patio area, a selection of stylish base and wall units incorporating an integrated four ring Bosch induction hob with extractor fan above, a Bosch double oven, Bosch fridge-freezer, Bosch dishwasher, and Hotpoint washing machine. Wood effect laminate roll-topped work surfaces with Franke 1.5 stainless steel sink with draining area to one side.

The wooden staircase rises from the Living Room to a:

FIRST FLOOR LANDING AREA

With a fitted carpet as laid and a door in to:

BEDROOM ONE

12'11" x 8'0" (3.94 x 2.44)

With a fitted carpet as laid, two double glazed windows to rear elevation overlooking the rear gardens with superb views over unspoilt countryside beyond, and exposed ceiling timbers.

BEDROOM TWO

12'0" x 11'2" (3.66 x 3.40)

With an exposed wood boarded floor, double glazed window to front elevation, exposed brick fireplace, exposed ceiling timbers, a door in to a recessed wardrobe with hanging rail, a door in to a recessed STORAGE CUPBOARD.

BEDROOM THREE

11'11" x 8'2" (3.63 x 2.49)

With an exposed wood boarded floor, double glazed window to front elevation, exposed brick fireplace, exposed ceiling timber.

FAMILY BATHROOM

With a fitted carpet as laid, a tiled bath (H&C) with mixer tap and shower attachment, a hand basin (H&C) with unit below incorporating cupboards and drawers, low flush WC, fully tiled walls, velux rooflight, heated towel rail/radiator, and walk in corner shower cubicle.

OUTSIDE

To the front of the property is a spacious and attractively set paved car parking area with room for parking a number of vehicles. A paved pathway leads alongside the property to the rear.

REAR GARDENS

The rear gardens are a most attractive and unexpected feature of this property and briefly comprise a large paved patio area ideal for outside dining etc leading on to an extensive area shaped lawn with inset stepping stones leading to a timber garden shed (approx 2.5m x 5m) with log store to one side. The gardens extend to approximately 130ft in length and border open countryside on two sides affording lovely views over an unspoilt landscape.

The garden also houses the recently installed (November '23) oil-fired Worcester Bosch combi boiler and enjoys the remaining balance of a 5 year warranty.

SERVICES

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

LOCAL AUTHORITY

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

COUNCIL TAX

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

TENURE

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

VIEWINGS

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