

FOR SALE

2 Cust Cottages, Tetchill, Ellesmere, Shropshire, SY12 9AS

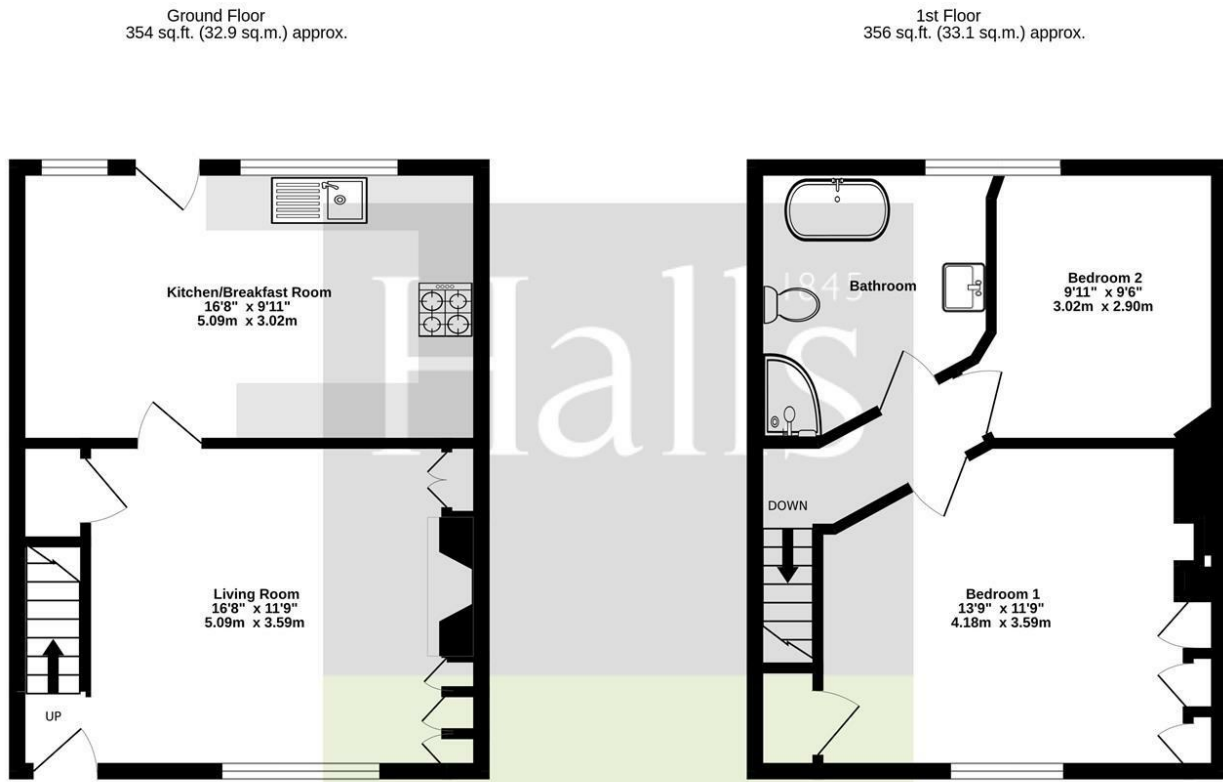


FOR SALE

Offers in the region of £230,000

2 Cust Cottages, Tetchill, Ellesmere, Shropshire, SY12 9AS

An incredibly charming and particularly well presented two-bedroom country cottage which boasts an attractive rear garden, a versatile outbuilding, and ample parking leading to a covered car port, peacefully situated within the village of Tetchill near Ellesmere.

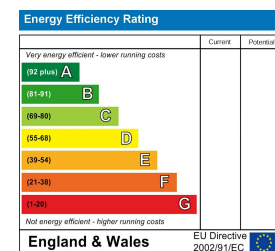


TOTAL FLOOR AREA : 710 sq.ft. (66.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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  
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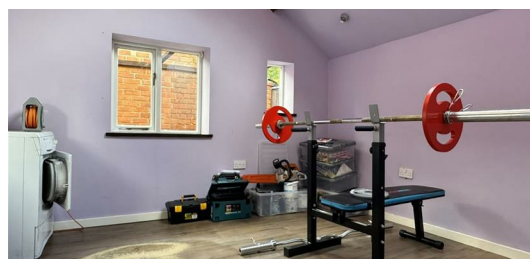
1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Charming Country Cottage
- Stylish Internal Accommodation
- Parking and Car Port
- Versatile Outbuilding
- Easy-Care Gardens
- Village Location

**DESCRIPTION**

Halls are delighted with instructions to offer 2 Cust Cottages in Tetchill, near Ellesmere for sale by private treaty.

2 Cust Cottages is an incredibly charming and particularly well presented two-bedroom country cottage which boasts an attractive rear garden, a versatile outbuilding, and ample parking leading to a covered car port, peacefully situated within the village of Tetchill near Ellesmere.

Internally, the property boasts a practical layout, with stylish yet sympathetic décor complimented a range of traditional features, which currently comprises, on the ground floor, a Living Room and Kitchen/Dining Room, together with, to the first floor, two Bedrooms and a family Bathroom.

Externally, the property boasts an easy-care courtyard garden to the rear which features a versatile brick-built outbuilding currently serves as a home office/gym, with ample off-street parking to the rear leading to a covered car port.

The sale of 2 Cust Cottages does, therefore, offer the rare opportunity for purchasers to acquire a charming two-bedroom country cottage with stylish internal accommodation and attractive courtyard gardens, alongside ample parking and a versatile outbuilding, situated in this traditional rural village.

**THE ACCOMMODATION COMPRISES:**

The property is entered via a traditional wooden door with opaque glazed panel in to a:

**LIVING ROOM**

16'8" x 11'9" (5.09m x 3.59m)

Engineered oak flooring, UPVC double glazed window on to front elevation, multi fuel burner set on to exposed brick-work hearth within an inglenook with beam over and flanked to either side by storage shelving, traditionally styled radiator, exposed wooden stairs rising to the first floor with a useful understairs storage cupboard, and a door leading in to the:

**KITCHEN/DINING ROOM**

16'8" x 9'10" (5.09m x 3.02m)

A continuation of the engineered oak flooring, two UPVC double glazed windows on to rear elevation, wooden stable style door with glazed panels leading out on to the garden, and a superb modern kitchen comprising: a selection of base units with marble effect work surfaces over, inset Belfast sink with (H&C) traditionally style mixer tap above, freestanding Rangemaster cooker (with five gas rings over, two electric ovens and grill below), with a number of integrated appliances to include: a Bosch washing machine alongside a freestanding AEG slim line dishwasher and Baumatic tumble dryer with ample space for a large fridge/freezer which currently houses a Hotpoint upright (available by separate negotiation).

**FIRST FLOOR LANDING**

Exposed oak flooring, inspection hatch to loft space and a door leading in to:

**BEDROOM ONE**

13'8" x 11'9" (4.18m x 3.59m)

A continuation of the exposed wood flooring, UPVC double glazed windows on to front elevation allowing lovely views over this quaint village, partly exposed brick work walls with recessed fireplace flanked to one side by integrated wardrobe/shelving and door leading into a useful over stairs cupboard which contains shelving and clothes rails, inspection hatch to loft space with pull down ladder .

**BEDROOM TWO**

9'10" x 9'6" (3.02m x 2.9m)

A continuation of the exposed wood flooring, UPVC double glazed window on to rear elevation and exposed brickwork fireplace currently housing a hanging rail.

**FAMILY BATHROOM**

A continuation of the exposed wood flooring, UPVC opaque double glazed window on to rear elevation and a bathroom suite comprising: a freestanding slipper style bath with mixer tap with shower attachment to one end, low flush WC, corner shower cubicle with aqua boarded surround and rainfall head with mains fed shower and traditionally styled ceramic sink set in to vanity unit with (H&C) mixer tap above and bathroom mirror over alongside a heated towel rail.

**OUTSIDE**

The property offers pedestrian access to the front through a mid-height timber gate set within picket style fencing on to a paved front garden offering ease of maintenance and a number of low level steps set within brickwork walling leading up to the covered front door.

**REAR GARDEN**

Having been devised with ease of maintenance in mind and currently comprising: areas of sandstone paving intersected by brickwork paving, this offering a delightful space for outdoor dining and entertaining, with a paved area leading through to the:

**PARKING/CAR PORT**

19'8" x 17'4" (6m x 5.3m)

Accessed directly off a quiet lane on to a freshly-gravelled area which provides ample space for the parking for a number of vehicles and leads on to a covered Car Port of timber construction with metal sheet roofing.

The garden also contains an:

**OUTBUILDING**

Brick-built with slate roofing and accessed through a traditional wooden door with partly brick paved/partly wood effect laminate flooring, double glazed windows on to two elevations with two Velux skylight, exposed ceiling timbers, former bread-oven façade screening the oil-tank, and with power and light laid on.

A particularly versatile room which, at present, is serving as a home gym/office but which offers boundless possibilities for further usages (LA consent permitting)

**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, Abbey Foregate, Shrewsbury, SY2 6ND.

**COUNCIL TAX**

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

**VIEWINGS**

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW. Tel: 01691 622602.