



FOR SALE

Guide Price £425,000

Cockshutt House Farm, Shrewsbury Road, Cockshutt,  
Nr Ellesmere, SY12 0JH

A substantial 5 bedroom period village property offering potential for complete refurbishment, together with a completely separate one bedroom annex, attractive walled gardens and a range of useful outbuildings, situated in a convenient and popular edge of village location.



Ellesmere (5 miles), Wem (6 miles), Shrewsbury (12 miles), Wrexham (16 miles)  
(All Distances Approximate)



- **Substantial village property offering potential for refurbishment**
- **Period accommodation extending to over 3000 sqft**
- **Parking, yard and large walled gardens (0.44 ac)**
- **Courtyard of brick and sandstone outbuildings**
- **Separate one-bedroom annex (Stable Cottage)**
- **Accessible location between Ellesmere and Shrewsbury**

## DESCRIPTION

Halls are delighted with instructions to offer Cockshutt House Farm, in Cockshutt, near Ellesmere for sale by private treaty.

Cockshutt House Farm is a substantial period village property offering potential for complete refurbishment, together with a completely separate one bedroom annex, attractive walled gardens and a range of useful outbuildings, situated in a convenient and popular edge of village location.

Spanning over 3000 square feet, the property boasts a range of period features and provides an exciting canvas for complete refurbishment, including; three large reception rooms, one of which includes a super inglenook fireplace; a perfectly serviceable kitchen with separate utility room and pantry, as well as a downstairs cloakroom together with three first floor bedrooms and two bathrooms accessed via two staircases from the lounge and reception hall. There are three useful attic rooms, providing possible children's bedrooms and useful cellars.

Outside, the property has ample parking space for a number of vehicles and attractive walled gardens that create a surprisingly private and substantial outdoor space.

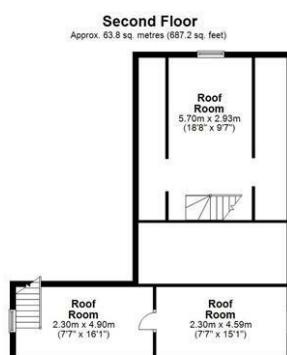
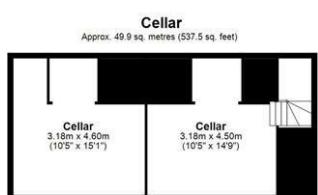
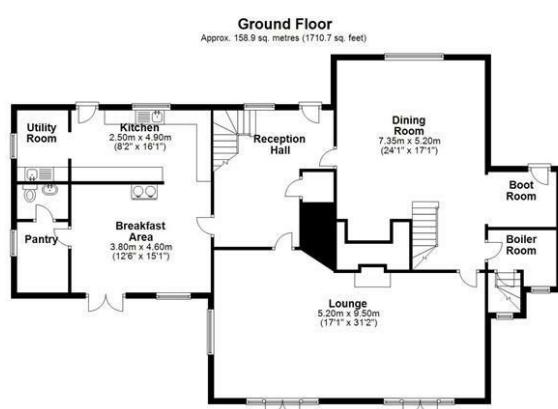
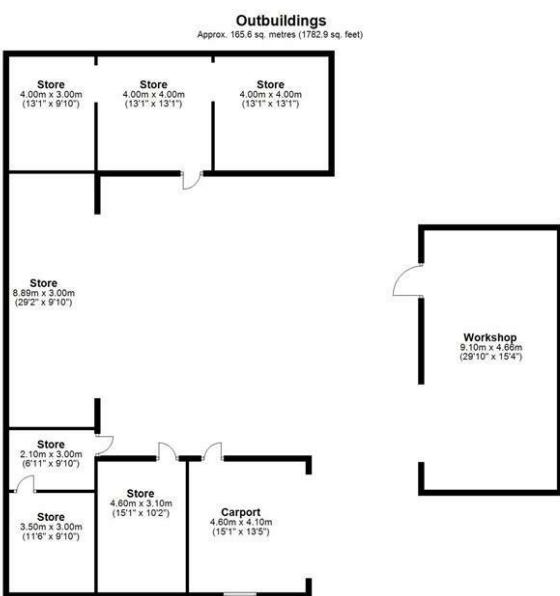
There is a yard of brick and sandstone outbuildings, adding character to the property and offering potential for conversion or development, subject to necessary permissions.

A surprising addition to the property is the annex (Stable Cottage), a semi-detached converted barn, providing one bedroom accommodation offering versatility and convenience.

## SITUATION

Located in the charming village of Cockshutt, set back from the Ellesmere to Shrewsbury road (A528), the property is within a short walk to the village centre where there is a village pub, primary school, church and village hall including a useful 'pop-up' local convenience store.

Ellesmere and Shrewsbury offer a wider range of services, including dining, shopping, and recreational activities, ensuring that all your needs are catered for. The area is well-connected by road, making it ideal for commuters and those looking to explore the picturesque Shropshire countryside, which is known for its stunning landscapes and outdoor pursuits.



Cockshutt House

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



2 Bath/Shower  
Room/s



#### THE ACCOMMODATION COMPRISES:

##### GROUND FLOOR

Reception Hall  
Lounge 9.5m x 5.2m  
Dining Room 7.35m x 5.2m  
Boot Room  
Boiler Room  
Kitchen 4.9m x 2.5m  
Breakfast Area 4.6m x 3.8m  
Utility Room  
Pantry  
Cloakroom

##### FIRST FLOOR

Landing  
Bedroom 4.7m x 4.4m  
Bedroom 5.4m x 4.92m  
Bathroom  
Bedroom 5.3m x 4.7m  
Bathroom

##### SECOND FLOOR

Attic Room 5.7m x 2.93m  
Attic Room 4.59m x 2.3m  
Attic Room 4.9m x 2.3m

##### OUTSIDE

Outside, the property has ample parking space for a number of vehicles and predominantly lawned walled gardens that create a surprisingly private and substantial outdoor space, ideal for families and garden enthusiasts.

##### FARM BUILDINGS

An unusual addition for a village property are the former farm buildings, comprising a yard of brick and sandstone buildings, currently utilised as garaging and storage space but with potential for conversion or development, subject to necessary permissions.

##### STABLE COTTAGE (ANNEX)

Positioned to the opposite side of the entrance drive is a well appointed annex, ideal for dependent family members and comprising the following accommodation:

Ground Floor -  
Lounge 5m x 4.5m  
Kitchen/Dining Room 4.5m x 3.5m

First Floor -  
Bedroom 4.3m x 3.4m  
Bathroom

##### SERVICES

We understand that the property has the benefit of mains water, electricity and drainage. The heating is oil-fired.

##### TENURE & POSSESSION

We understand that the property is 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 band E on the council Register.

##### VIEWINGS

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



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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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		29	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



01691 622602

Ellesmere Sales  
The Square, Ellesmere, Shropshire, SY12 0AW  
E: [ellesmere@hallsgb.com](mailto:ellesmere@hallsgb.com)



[OnTheMarket.com](http://OnTheMarket.com)



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