



TY CAPEL

COCKSHUTT | ELLESMERE | SY12 0JJ





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Ellesmere 5 miles | Shrewsbury 12 miles | Wrexham 16 miles | Chester 31 miles
(all mileages are approximate)

A RECENTLY CONSTRUCTED SUBSTANTIAL FAMILY HOME SET WITHIN
GENEROUS GARDENS WITH VERSATILE OUTBUILDINGS

Over 2,500 sq ft
Double Garage and further Outbuildings
Gardens Overlooking Open Countryside
Edge of Village Location
No Onward Chain



Ellesmere Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Ty Capel is an impressively proportioned detached four-bedroom property constructed in around 2019 to a bespoke design and completed to exacting standards, and which now stands as a superb family home providing over 2,500 sq ft of carefully maintained contemporary living accommodation flexibly arranged across two generous floors.

The property is enviably positioned within generous gardens which extend to just under 0.5ac and feature, to the front, ample driveway parking for a number of vehicles, this leading on to a timber double garage; with, to the rear, expanses of lawn accompanied by slate beds and attractive seating areas, alongside a substantial timber outbuilding offering potential for a variety of usages.

SITUATION

The property enjoys a pleasant position against a backdrop of open countryside on the perimeter of the popular village of Cockshutt, which boasts a respectable range of amenities for its size, including School, Convenience Store, Church, and Village Hall, whilst retaining a convenient proximity to the lakeland town of Ellesmere and the county town of Shrewsbury, both of which offer a more comprehensive array of facilities of all kinds.

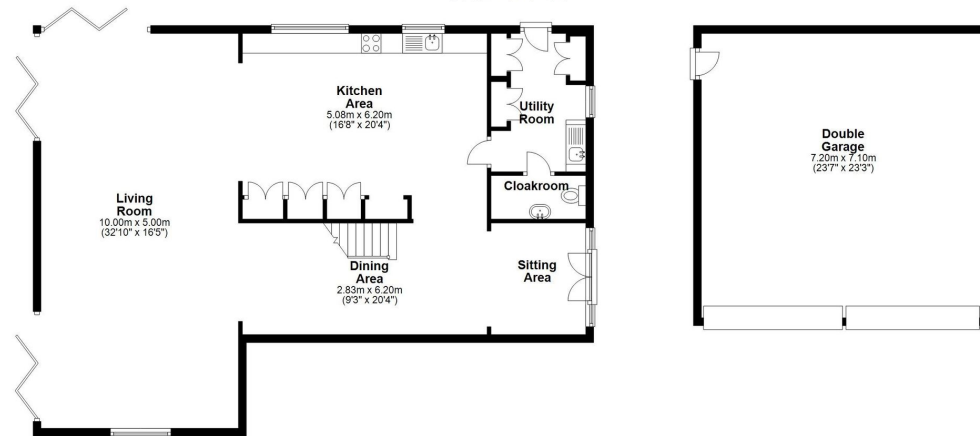
THE PROPERTY

The property provides principal access from the east into a gloriously open-plan ground floor perfectly suited to the demands of modern family living whilst offering a particularly sociable arrangement ideal for entertaining; with a Dining space positioned before oak stairs which rise to the first floor, this segueing effortlessly into a flexible Living area complemented by bi-folding doors onto the side and further bi-folding doors opening the around the south-west corner, designed with no corner pillar so as to allow unrivalled access to the garden.

To the rear of the ground floor, and positioned to overlook the gardens and the unspoilt countryside beyond, is a beautifully crafted and fully-fitted and integrated Kitchen comprising a range of units with high-gloss work surfaces over. For more intimate moments, the property provides a welcoming Snug/Sitting area with patio doors onto the side; with the ground floor accommodation completed by a useful Utility Room with rear external door and Cloakroom.

Ground Floor

Main area: approx. 117.8 sq. metres (1267.9 sq. feet)
Plus garage: approx. 51.1 sq. metres (549.9 sq. feet)



First Floor

Approx. 120.2 sq. metres (1283.8 sq. feet)



Main area: Approx. 238.0 sq. metres (2561.5 sq. feet)
Plus garages: approx. 51.1 sq. metres (549.9 sq. feet)

Stairs rise to a galleried first floor landing with recessed storage cupboards, from where doors provide access into four well proportioned Bedrooms, with Bedrooms One and Two benefitting from adjoining En-Suites, and with Bedroom One further boasting a walk-in Dressing Room. The further Bedrooms are served by a family Bathroom comprising a modern white suite.



OUTSIDE

The property is approached onto a substantial gravelled parking area with space for a number of vehicles, this leading on to a timber double Garage (approx. 7.20m x 7.10m), with two front access doors and pedestrian door to the side.

GARDENS

The rear gardens boast a delightful aspect across open fields and serve as a wonderful accompaniment to the home, with expanses of lawn inset with floral beds and slate-shingled areas, as well as an attractive patio area ideal for outdoor dining or entertaining. Notably, the gardens also comprise a substantial timber outbuilding currently housing a hot-tub but offering potential for a variety of onward usages, be that as a home gym, office, or entertaining space.

SCHOOLING

The property lies within a convenient proximity of a number of well-regarded state and private schools, including Cockshutt C of E Primary, Weston Lullingfields Primary, Newtown C of E Primary, Lakelands Academy, Ellesmere Primary, Ellesmere College, Moreton Hall, Adcote School for girls, and Packwood Haugh School.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, electricity and drainage.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

Council Tax Band – G

DIRECTIONS

What3Words ///strickers.going.hosts

Leave Ellesmere to the south via the A528 in the direction of Shrewsbury, continuing for around 4.8 miles until, on the southern edge of the village of Cockshutt, a right hand turn leads onto a country lane. Proceed for approx. 400ft where a right hand turns leads into this select development with Ty Capel identified by a Halls "For Sale" board.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



