



**FOR SALE**

Offers in the region of £260,000

## Anvil House, Dudleston Heath, Nr Ellesmere, Shropshire, SY12 9LJ

A unique opportunity to purchase a three bedroom detached family house with a substantial attached commercial premises extending to around 3000 sqft, in a prominent location adjacent to the B5068 with extensive parking and gardens situated a short distance from the popular village of Dudleston Heath.





Ellesmere (3.5 miles), St. Martins (2.5 miles), Oswestry (10 miles) and Shrewsbury (19 miles).

All distances approximate



- **3 Bedroom House**
- **Attached Commercial premises ext. to around 3000 sqft**
- **Potential for a number of usages**
- **Extensive parking & gardens**
- **Set back from the B5068**
- **On the edge of a popular village**

## DESCRIPTION

Halls are delighted with instructions to offer Anvil House, Dudleston Heath, Nr Ellesmere for sale by private treaty.

The sale of Anvil House provides a unique opportunity to purchase a three bedroom detached family house with a substantial attached commercial premises extending to around 3000 sqft, in a prominent location adjacent to the B5068 with extensive parking and gardens situated a short distance from the popular village of Dudleston Heath.

The internal accommodation of the house provides, on the ground floor, a Reception Hall, Kitchen/Breakfast Room, Dining Room, Living Room, Sun Room and Utility Room/WC together with three first floor Bedrooms and a family Bathroom. The property benefits from double glazed windows and doors, a gas fired central heating system and is presented for sale with the fitted carpets included in the purchase price.

Outside, the property is complimented by surprisingly large gardens positioned to the side and rear predominately laid to lawn with an extensive paved patio area to the side making ideal space for outdoor entertaining.

There is extensive road frontage and a tarmac/concreted parking area fronting the attached commercial premises which has most recently been utilised as Workshops and a Showroom by a cabinet maker/furniture restorer, however, does offer immense potential for a number of usages according to a purchasers own requirements.

The sale of Anvil House does, therefore, provide a rare opportunity for purchasers to acquire a prominently situated detached country house with an attached commercial premises offering potential for a number of usages situated a short distance from the popular village of Dudleston Heath.

## SITUATION

Anvil House is an ideal trading location fronting the B5068 Dudleston Heath to St. Martins approximately 3.5 miles north of Ellesmere and approximately 2.5 miles south of St. Martins. Both of these centres have an excellent range of local shopping, recreational and educational facilities yet the property is still within easy motoring distance of the larger centres of Oswestry (10 miles) and Shrewsbury (19 miles) both of which have a more comprehensive range of amenities of all kinds.

## THE ACCOMMODATION COMPRISES:

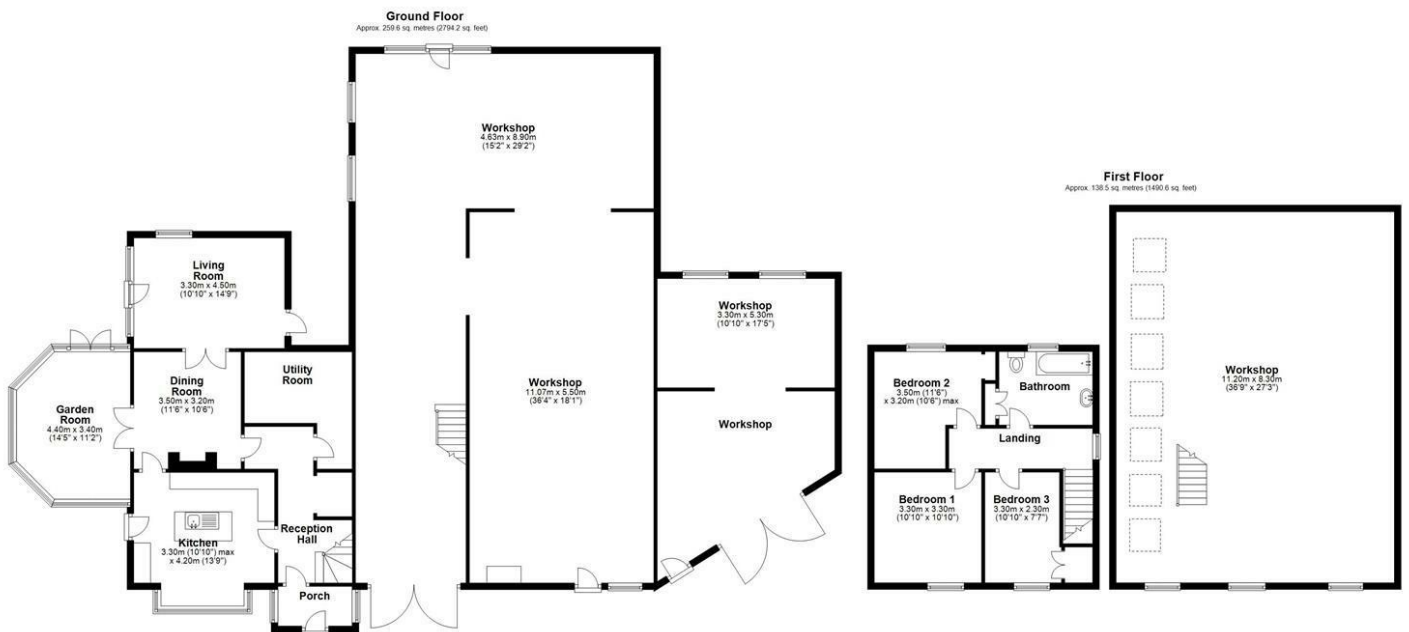
A UPVC front entrance door opening in to a:

### ENTRANCE PORCH

Tiled flooring, double glazed windows to either side and a timber front entrance door opening in to a:

### RECEPTION HALL

Tiled flooring, staircase to first floor and a recessed Study Area.



Anvil 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.





2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



#### UTILITY ROOM

A concreted floor, planned space for a washing machine and a low flush WC.

#### KITCHEN/BREAKFAST ROOM

13'9" x 10'9"

Fitted kitchen including a stainless steel one and half bowl sink unit (H&C), roll topped work surface areas with base units incorporating cupboards and drawers, matching eye level cupboards, a Leisure cooking range with gas hob and electric ovens, double glazed bay window with bench seats to front elevation and a stable type side entrance door.

#### DINING ROOM

11'5" x 10'5"

Tiled flooring, a cast iron multi-fuel burning stove set within a brick fireplace with timber over.

#### SUN ROOM

14'5" x 11'1"

Tiled flooring, glazing to three elevations, fully glazed double opening doors leading out to the rear gardens.

#### LIVING ROOM

14'9" x 10'9"

Tiled flooring, double glazed windows to rear and side elevations and side entrance door leading out to the rear gardens.

#### BEDROOM ONE

10'9" x 10'9"

Fitted carpet as laid and double glazed window to front elevation.

#### BEDROOM TWO

11'5" x 10'5"

Fitted carpet as laid, double glazed window to rear elevation and a recessed wardrobe.



#### BEDROOM THREE

10'9" x 7'6"

Fitted carpet as laid, double glazed window to front elevation, recessed boiler cupboard housing the Worcester boiler.

#### FAMILY BATHROOM

Pedestal hand basin (H&C), panelled bath (H&C) with electric shower over, low flush WC, double glazed opaque window to rear elevation, fully tiled walls, recessed linen storage cupboard with slatted shelving.

#### OUTSIDE

The property is approached from the Ellesmere to St Martins Road (B5068) over a tarmac/concreted drive providing extensive parking and manoeuvring space to the front.

#### GARDENS

The gardens are an attractive feature of the property and are predominantly lawned with a covered paved patio area to the side providing ideal outdoor entertaining space. There is a former vegetable garden area with a metal framed greenhouse and timber garden storage shed.

#### COMMERCIAL PREMISES

Attached to side of the house is a substantial building extending to around 3000 sqft, most recently utilised by a cabinet maker/antique furniture restorer.

The premises provides workshops and a showroom on the ground floor with storage space and an office area at first floor level extending, in all, to around 3000 sqft. The building has previously been utilised as car workshops and showroom as well as a pet feed supplies business and does, therefore, have immense potential for a number of alternative usages.

To the rear and side is an enclosed compound providing ideal storage space as well as a prominent concreted area to the front adjacent to the main road.



### **PLANNING PERMISSION**

We are informed by the Vendor that the current Planning Permission on the commercial premises is for Light Industrial.

### **N.B.**

The property has suffered from historical subsidence, however, this problem has been remedied in circa 2010 and there has been no further evidence of issues.

### **SERVICES**

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

### **TENURE**

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

### **COUNCIL TAX**

The property is in band 'B' on the Shropshire Council Register.

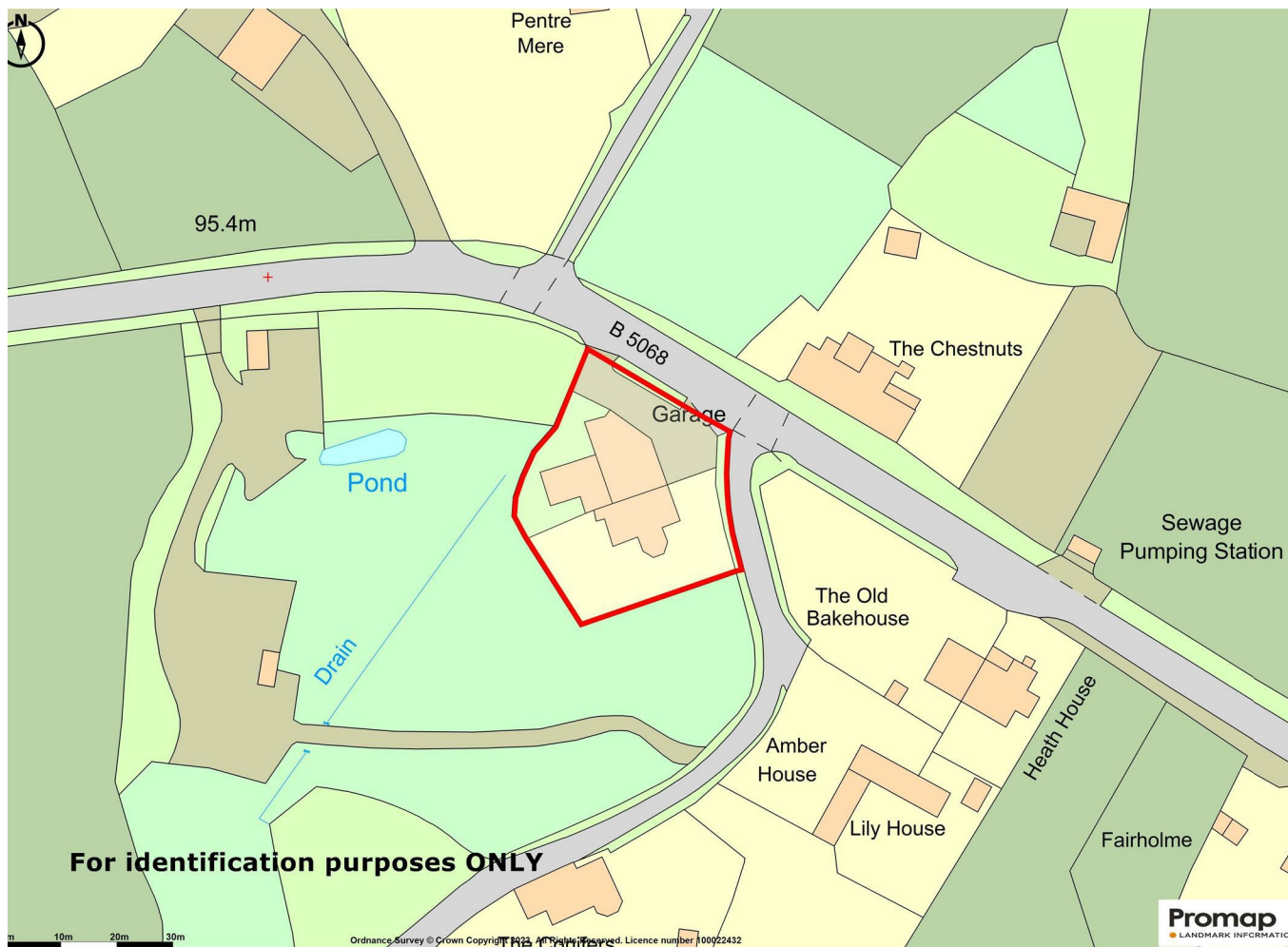
### **VIEWINGS**

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



# FOR SALE

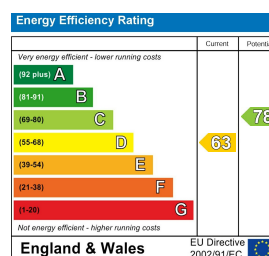
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01691 622602

#### Ellesmere Sales

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW  
E: [ellesmere@halls.gb.com](mailto:ellesmere@halls.gb.com)



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