



The Cottage

Eglwys Cross, Whitchurch, Shropshire, SY13 2JR

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Guide Price - £600,000

The Cottage is a quite superb part Grade II Listed property situated at Eglwys Cross, in rural surroundings yet only 5 miles from the popular Market Town of Whitchurch. The Cottage has been extended during the current owners occupation now offering traditional and contemporary accommodation which would suit a wide audience including large families plus the potential of Air B & B/private rentals or indeed accommodation to suit a dependant relative or teenage complex.

The accommodation briefly comprises entrance hall, lounge with high vaulted ceiling and feature open fireplace, large open plan breakfast kitchen with staircase rising to a double bedroom and separate 3 piece bathroom, ground floor snug/occasional bedroom and an additional staircase rising to a study area, double bedroom and 3 piece shower room. The extension comprises reception/dining hall and stairs rising to first floor, ground floor kitchen, bedroom and wet room. To the first floor there is a lounge area and a double bedroom.

Externally on approach the property is well set back from the road offering extensive off road parking and turning space, a gate leading to additional off road parking and steps rising to a wild garden and storage sheds. To the front of the property there is a further private lawn garden and access to the courtyard area and decking to rear.

LOCATION

Eglwys Cross is located near to neighbouring towns of Whitchurch, Wrexham and noted local hamlets of Bronington, Hanmer and Arowry. Comprehensive shopping facilities can be found in both Wrexham and Whitchurch offering a variety of independent shops, supermarkets, popular schooling and recreational facilities.





Lounge



Kitchen



Snug



Lounge

ACCOMMODATION ENTRANCE HALL

Timber panel part glazed door through to the entrance hall with tile flooring, base level cupboards having a compartment with plumbing for a washing machine with storage cupboards to either side, door through to extension.

LOUNGE

Large formal lounge having high pitch vaulted ceiling, 2 double glazed windows, inglenook fireplace with raised and recess cast iron burner, tile floorings double glazed window.

BREAKFAST KITCHEN

Open plan breakfast kitchen offering a contemporary range of base level units contrasting work surfaces with inset stainless steel sink unit with mix tap over, a large electric AGA oven, integrated dishwasher, beam ceiling, wall mounted electric heater, 2 double glazed windows, French doors to outside, staircase to first floor.

GROUND FLOOR SNUG/OCCASIONAL BEDROOM

Double glazed windows and door to outside, cast iron burner, timber flooring.



Bedroom

FIRST FLOOR LANDING

Having a double glazed window.

BEDROOM

Lower level double glazed window, sky light window, timber flooring, beam ceiling.

BATHROOM

Comprising a panel bath, shower screen and main shower, W.C. and wash hand basin, part tile walls, tile flooring, heated towel rail, low level double glazed window.

SECOND FIRST FLOOR LANDING

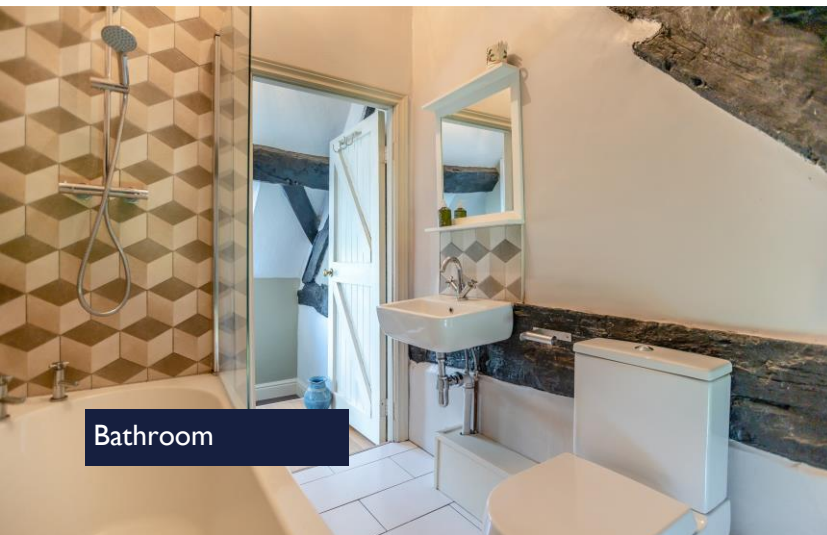
Approached from the entrance hall with a staircase, having a double glazed window and sky light window. This area would be ideal to be utilised as a study area.

BEDROOM

Double bedroom with a double glazed window and sky light window, timber flooring.

EN-SUITE SHOWEROOM

Comprising a shower cubicle with main shower, W.C. and wash hand basin, tiled flooring, airing cupboard housing the hot water cylinder, double glazed window.



Bathroom



Bedroom

EXTENSION

RECEPTION/DINING HALL

Full height window and double glazed sliding patio door leading out to the gravel yard area and decking, tile flooring, electric radiator, stairs to first floor.

KITCHEN

Base level units, single drainer sink unit with mixer tap over, electric point for a cooker, tiled splash backs, tiled flooring, window and door to outside.

GROUND FLOOR BEDROOM

Having double glazed window, sliding patio door to outside, tile flooring, under stairs storage cupboard.

WET ROOM

Comprising a shower screen, mains shower, W.C and wash hand basin, tiled walls, tiled flooring, electric heated towel rail, double glazed window.

FIRST FLOOR LOUNGE

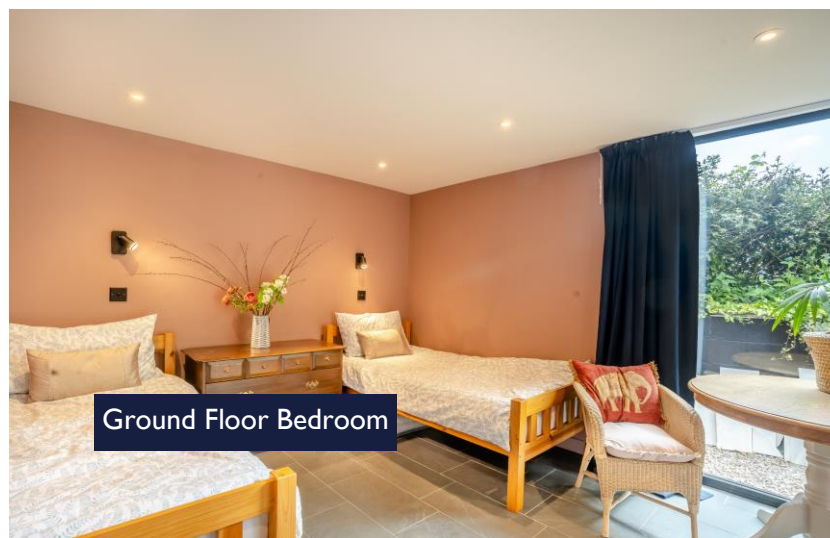
A triangular shaped double glazed window to rear with far reaching views over neighbouring fields, 2 sky light windows, door through to the bedroom.

BEDROOM

Double glazed window to front, 2 sky light windows.



First Floor Lounge



Ground Floor Bedroom



Reception/Dining Hall



OUTSIDE

The property is well set back from the road and on approach there is a driveway providing ample off road parking and turning space, gate access to private lawn gardens and gravel walkways, paved patio and gate to rear leading to the gravelled yard and timber decking feature. Beyond the pedestrian and vehicle gate to front, there is additional parking and steps raising to a wild grown garden having 2 large storage sheds.

SERVICES

Mains electric and water. Private septic tank drainage.

COUNCIL TAX

G

EPC

G

TENURE

Freehold



VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

DIRECTIONS

Proceed away from Chester along the A41, once reaching the Whitchurch Bypass go straight ahead onto an extension of the A41 turning right at the next roundabout onto the A525 follow this road along for some distance, where the Cottage can be found on your lefthand side on the corner of Arowry Lane.

LOCATION

Whitchurch Train Station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham, London, plus other major cities. Larger commercial centres such as Chester and Shrewsbury can be found within 25 miles and there is an excellent motorway commuter network linking all centres of the north west and further afield.

APPROXIMATE DISTANCES

Crewe Train Station – 22 miles
Chester City Centre – 24 miles
Liverpool John Lennon Airport – 45 miles
Manchester Airport – 46 miles

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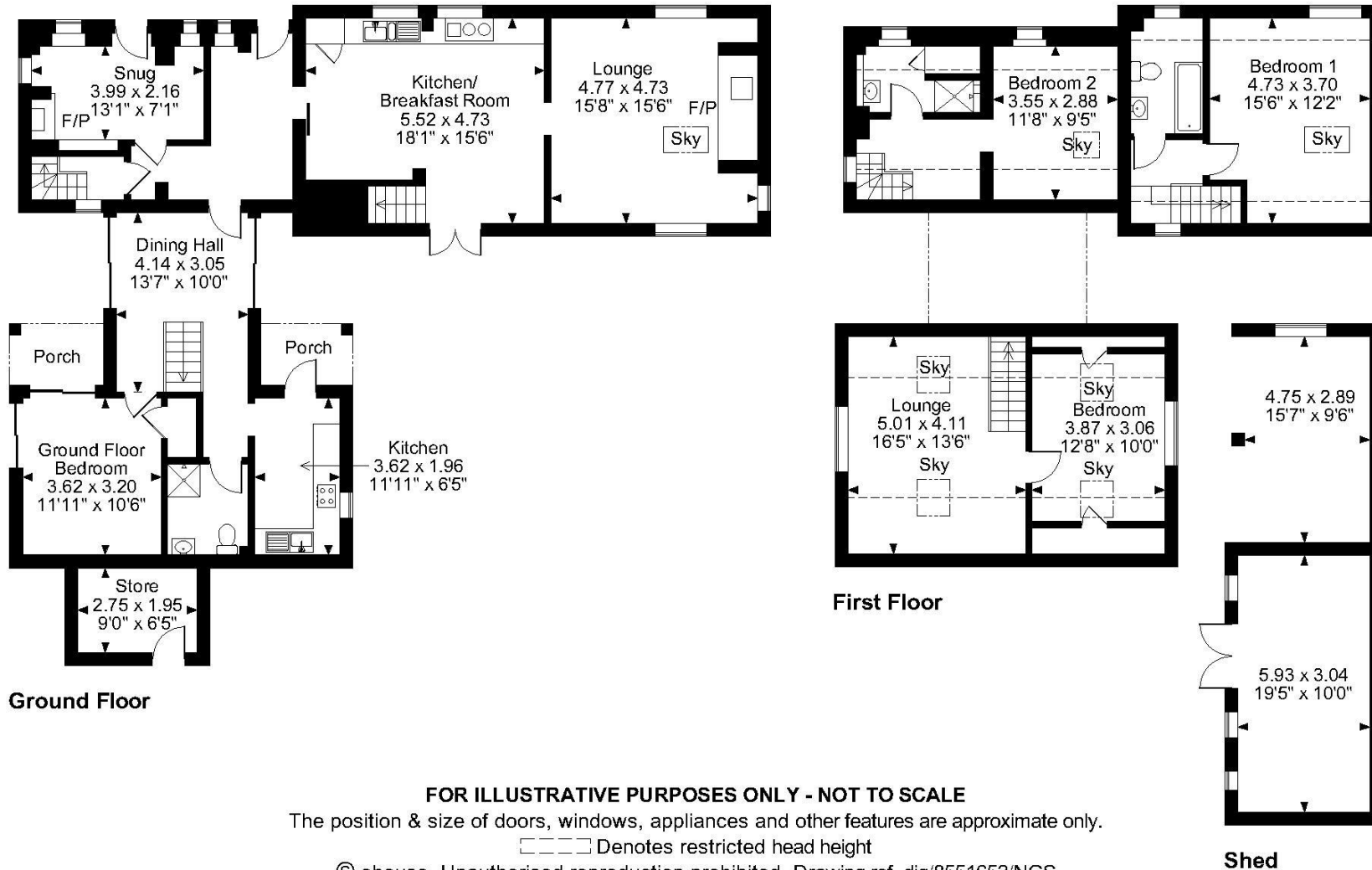
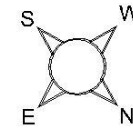


The Cottage, Eglwys Cross, Whitchurch

Approximate Gross Internal Area

Main House = 1798 Sq Ft/167 Sq M

Store & Shed = 409 Sq Ft/38 Sq M



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