

BOWEN

PROPERTY SINCE 1862



Asking Price £1,150,000

Deefields, Dudleston, Ellesmere, SY12 9JE

 6 Bedrooms  3 Bathrooms  12.5 acres (5.05 ha)

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General Remarks

General Remarks: Bowen are delighted to be favoured with instructions to offer Deefields for sale by private treaty. This imposing country property has undergone extensive improvements by the present owners to provide spacious living accommodation, whilst still retaining some original features. Externally the property stands in gardens, grounds and land in all extending to 12.5 acres (5.05 ha), or thereabouts, with pleasant views over the surrounding countryside. Deefields also boasts a tennis court and heated outdoor swimming pool. The sale also includes a range of brick former farm buildings which offer a host of potential future uses.

Location: Deefields is situated in the parish of Dudleston being approximately 4 miles west of the popular market town of Ellesmere, offering the benefits of a rural location alongside proximity to local facilities and transport links. The villages of St Martins and Gobowen contain a range of shops, a supermarket, Public Houses and amenities including Primary and Secondary Schools. Ellesmere and Oswestry provide additional amenities while easy access onto the A5 and A483 provides links to the County town of Shrewsbury and the City of Chester. Gobowen has a train station which provides good rail links.



Accommodation

Entrance Door

Entrance Hall: 16' 4" x 7' 5" (4.98m x 2.26m) Limestone tiled flooring, coving to ceiling, picture rail, main staircase to First Floor.

Dining Room/Snug: 15' 2" x 14' 5" (4.62m x 4.40m) Continuation of the Limestone tiled flooring, double doors with full length windows either side opening onto seating area, picture rail, radiator, strip lighting.

Rear Hallway: Limestone tiled floor, display shelving to one wall side entrance door, secondary carpeted staircase to first floor and door to cellar.

Cellar: 14' 5" x 13' 9" (4.40m x 4.19m)

Utility Room: 11' 6" x 9' 8" (3.51m x 2.95m) Limestone tiled flooring, double glazed window to side elevation, Built-in shelves, 'Worcester' oil fired central heating boiler, hot water cylinder, planned space and plumbing for a washing machine.

Cloakroom: Low level flush w.c, wash hand basin with tiled splash back, extractor fan.

Boot Room: 13' 10" x 7' 8" (4.22m x 2.33m) Limestone tiled floor, cloak rack, wall shelves, double glazed window to side elevation and steps down to:

Rear Entrance Porch: 7' 0" x 6' 3" (2.13m x 1.91m) Quarry tiled floor, single glazed window to rear elevation and a door leading out to the gardens.

Laundry Room: 14' 5" x 11' 11" (4.40m x 3.64m) Limestone tiled floor, stainless steel sink unit with draining area to one side and double cupboard below, planned space and plumbing for washing and drying appliances, wall shelves, double glazed window to two elevations.

Kitchen/Breakfast Room: 33' 4" x 13' 11" (10.16m x 4.23m) Limestone tile floor. Stainless steel fitted kitchen comprising: 1.5 sink and drainer with wood block surface either side, double cupboard below and further base units and drawers, eye level wall cabinets, freestanding dishwasher, stainless steel worktop area with drawers and cupboards below, breakfast bar area, integrated 'Logik' oven and 'Smeg' microwave, radiator. Exposed ceiling beams, Inglenook style fireplace. Double side doors leading to outside.

Lounge: 17' 5" x 15' 10" (5.31m x 4.82m) Wood boarded floor, double glazed windows to front elevation, picture rail, coving to ceiling.

Stairs to First Floor Landing Area: The main staircase rises from the front reception hall with a wooden boarded floor, radiator.

Bedroom 2: 18' 0" x 16' 2" (5.49m x 4.94m) Wood boarded floor, double glazed windows to front elevation enjoying views over open countryside, cast iron fireplace with decorative surround, coving to ceiling, two radiators.

Shower Room: 7' 0" x 6' 11" (2.14m x 2.10m) Limestone tiled floor, fully travertine tiled corner shower cubicle with mains fed shower, wash hand basin tile splash and storage cupboard below, low level w.c, double glazed opaque window to front elevation.

Bedroom 3: 16' 5" x 14' 1" (5.01m x 4.28m) Wood boarded floor, cast iron fire grate with timber surround and mantel, exposed ceiling timbers, built-in storage cupboards in recess with hanging rail and shelving, radiator.





Bedroom 4: 14' 8" x 13' 11" (4.46m x 4.23m) Currently used as a sewing/craft room with a wood boarded floor, cast iron fire grate, built-in storage cupboard, exposed timbers.

Bedroom 5: 14' 5" x 13' 10" (4.40m x 4.22m) Wood boarded floor, dual aspect windows, radiator.

Bedroom 6: 13' 7" x 10' 6" (4.14m x 3.21m) Wood boarded floor, radiator, recessed storage cupboard, cast iron fire grate.

Family Bathroom: 11' 6" x 10' 6" (3.51m x 3.21m) Wood boarded floor, free standing bath with central mixer tap and shower attachment, wash hand basin with double cupboard below, limestone tiled shower cubicle with mains fed shower, exposed ceiling timbers, recessed shelving.

Staircase to Second Floor Landing to the principal suite:

Bedroom 1: 19' 2" x 13' 11" (5.84m x 4.23m) Fitted carpets, radiator. Archway leading through to.

Ensuite Bathroom: 14' 5" x 13' 11" (4.39m x 4.23m) Wood boarded floor, limestone tiled shower cubicle with mains fed shower, free standing bath with central mixer tap and shower attachment, pedestal hand basin, low level w.c,

Dressing Room: 15' 0" x 14' 5" (4.57m x 4.40m) Exposed ceiling timber, fitted carpet as laid. This room could also be utilised as a seventh bedroom, if required.

Store Room: 14' 5" x 12' 0" (4.40m x 3.67m)

Outside/Gardens: The property is approached off a country lane onto a cobbled courtyard flanked by the farm buildings. A wrought iron gate leads onto a further cobbled forecourt area. The gardens are a notable feature of the property with a tennis court and outdoor swimming pool with outdoor shower. Wildlife pond, extensive lawned areas enjoying pleasant views over the surrounding countryside. To the opposite side of the property is an extensive paved patio area providing an ideal outdoor entertaining space. Mature comprehensive vegetable garden and vegetable beds. Enclosed poultry area.

Outbuildings: There is a substantial range of traditional farm buildings constructed of brick under a slated roof which are attractively set around the cobbled courtyard and have immense potential for a variety of alternative usages subject to obtaining the necessary Local Authority Consent. The buildings extend, in all, to over 7500 sq ft and are divided as follows.

Garage: 31' 8" x 12' 2" (9.65m x 3.70m) With a brick base and an archway opening into:

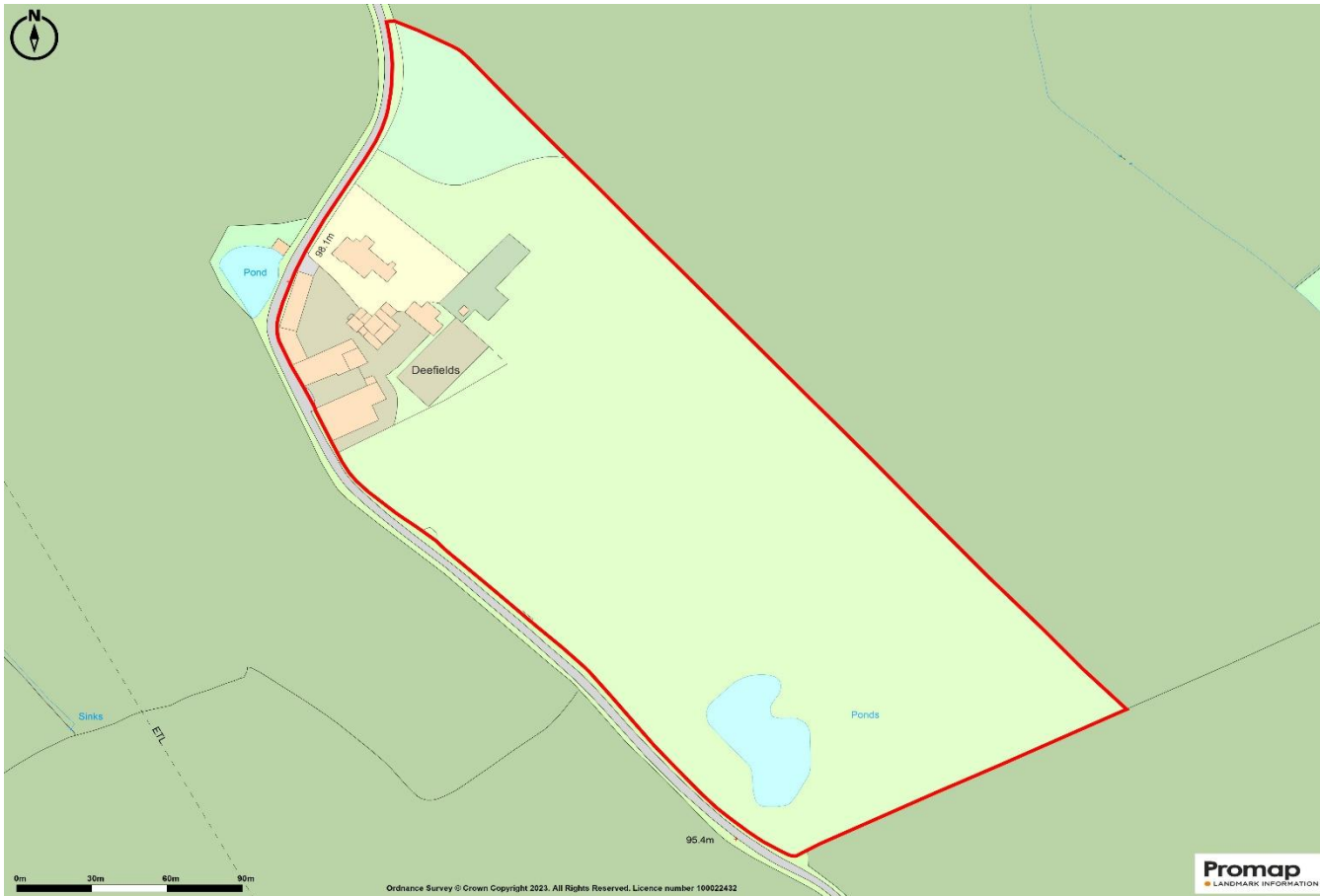
Lean-To Machinery Storage Shed: 31' 7" x 18' 4" (9.63m x 5.60m) concreted floor and a roller shutter door to the rear elevation. To the opposite side of the Garage/Workshop is a further.

Lead-To Storage Shed: 14' 9" x 9' 10" (4.5m x 3.0m)

Building One: 57' 10" x 16' 6" (17.63m x 5.04m) The building has been converted in to a Gym and includes a fitted carpet as laid, wall mounted electric heaters, a wealth of exposed timbers, double glazed windows to front elevation and double opening doors to front elevation.

Building Two: 58' 1" x 16' 0" (17.71m x 4.87m) Former shippon with tubular steel stalls still in place with loft storage over.





Building Three: Divided in to three, comprising:

Former Shippon One: 32' 0" x 29' 6" (9.76m x 9.00m)
Former shippon with tubular steel stalls still in place with loft storage over.

Former Shippon Two: 35' 5" x 19' 4" (10.80m x 5.90m)
Former shippon with tubular steel stalls still in place with loft storage over.

Former Stable: 15' 8" x 12' 3" (4.77m x 3.74m) With a loft storage over, to the rear is a Lean-To Storage Shed (approx. 7m x 7m) Also fronting the cobbled courtyard is a part stone/part brick and slated roof stable building comprising.

Stable Building One: 14' 1" x 9' 10" (4.30m x 3.00m)
first floor loft storage accessed by a side concrete staircase. There is a further Lean-To Storage Room (approx. 6m x 4m)

General Workshop: 49' 3" x 16' 5" (15.00m x 5.00m)
Recently refurbished building of brick elevations under a slate roof with a part painted concrete, part brick floor including a stainless-steel work surface area with storage cupboard below, a range of matching eye level cupboard and light laid on.

This building is ideal for its current usage as a workshop, however, does offer immense potential for use as an office, consulting rooms, or possibly separate living accommodation, if required (subject to Local Authority consent). There are two 'dog runs' attached to the side of the building.

Two Storey Building: 21' 0" x 12' 11" (6.39m x 3.93m) With concrete floor.

Five Bay Dutch Barn

Four Bay Dutch Barn

The Land:

The land lies predominantly to the side and rear of the house and buildings and is ideal for livestock grazing, in particular horses.

Plan: For identification purposes only.

Council Tax Band 'F'

EPC Rating 32|F

Tenure:

We understand the property is freehold upon vacant possession at completion.

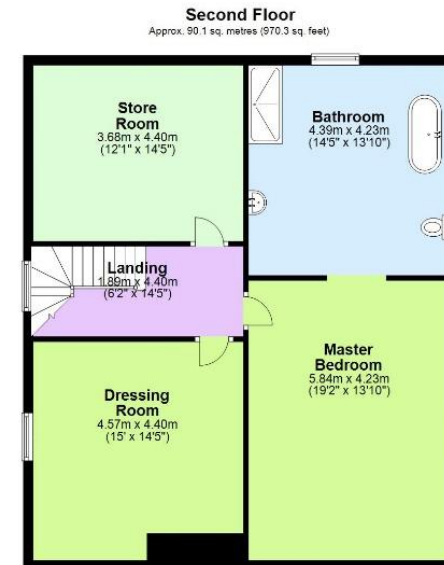
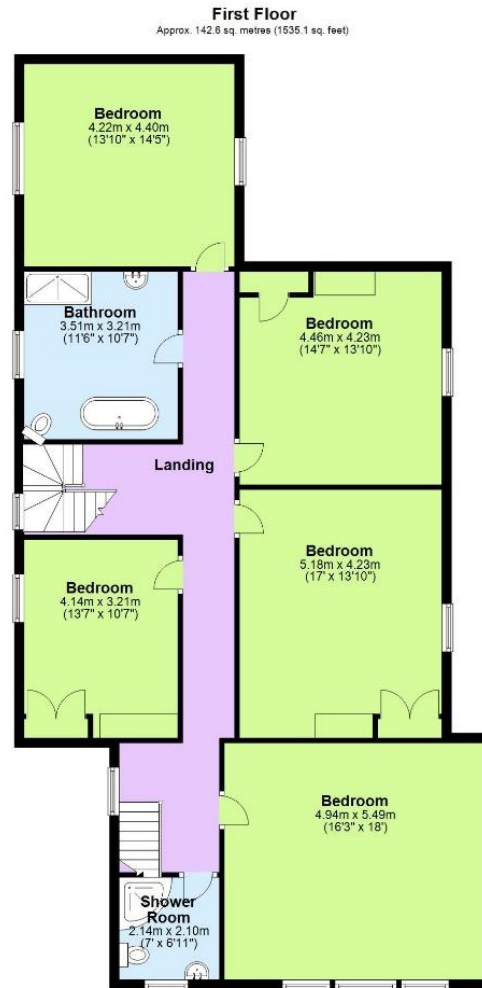
Viewing and Further Information:

For further information or to arrange a viewing please contact the sole selling agent's Ellesmere office on (01691) 622534.

Directions:

From Ellesmere proceed along the B5068 (St. Martins Road) to the village of Dudleston Heath continue through the village for approximately 1 mile at the crossroad turn left signposted 'Old Marton/Perthy'. After a short distance Deefields can be identified on the left handside.

What3Words:///appear.apricot.snowy



Total area: approx. 400.1 sq. metres (4306.3 sq. feet)

