

BOWEN

PROPERTY SINCE 1862



Asking Price £299,950

The Granary, Shrewsbury Road, Cockshutt,
Ellesmere SY12 0JH

🏠 4 Bedrooms

🚿 2 Bathrooms

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General Remarks

Bowen are favoured to offer for sale by private treaty this 4 bedroom barn conversion in the popular village of Cockshutt close to the popular town of Ellesmere and within easy commuting distance of the historic market town of Shrewsbury. The property benefits from off road parking, single garage, and oil central heating.

Location: The property is located in the popular village of Cockshutt which has a primary school, village pub and active millennium village hall. The picturesque lakeside market town of Ellesmere is located approximately 5 miles away offering a larger range of local shops and amenities. The A528 leads to the historical county town of Shrewsbury with links from there to the A5/M54 for access to the large towns and cities beyond.

Accommodation

Entrance Hall: 10' 0" x 7' 4" (3.04m x 2.23m) Tile flooring, spotlights to ceiling, exposed beams, radiator.

Lounge: 16' 10" x 14' 8" (5.14m x 4.48m) Log burner set on a raised tiled hearth with brick surround, matching wall lights, exposed beams, radiator.

Spacious Breakfast Kitchen/Diner: 21' 6" x 16' 6" (6.55m x 5.02m) Tile floor, range of matching wall and base units with work surface above, stainless steel sink unit and drainer, single electric oven with electric hob above, partly tiled walls, space for dishwasher, recess under stairs housing oil fired boiler, door to rear courtyard, exposed ceiling beams, radiator.

Utility Room: 16' 4" x 7' 0" (4.99m x 2.14m) Tile floor, fitted units with matching double wall unit, worktop surface above, single sink unit, space for appliances, partly tiled walls, radiator.

Cloakroom: Tile flooring, w.c.

Stairs to First Floor and Landing Area: Velux' window, radiator.



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Bedroom 1: 16' 8" x 14' 10" (5.08m x 4.51m) Dual aspect windows, fitted wardrobes with sliding doors, built-in laundry cupboard with slatted shelves, radiator.

Ensuite Shower Room: 7' 4" x 4' 6" (2.24m x 1.36m) Fully tiled shower cubicle with electric shower, low level w.c, pedestal wash hand basin with tile splash, small radiator. Vinyl tile effect flooring.

Bedroom 2: 10' 10" x 10' 10" (3.30m x 3.30m) 'Velux' window and radiator.

Bedroom 3: 10' 10" x 10' 6" (3.30m x 3.20m) 'Velux' window and radiator.

Bedroom 4: 8' 6" x 7' 7" (2.60m x 2.30m) 'Velux' window and radiator.

Bathroom: 7' 10" x 7' 5" (2.40m x 2.25m) Tile effect vinyl flooring, panelled bath, low level w.c., pedestal wash hand basin with tile splash, airing cupboard, radiator. 'Velux' window.

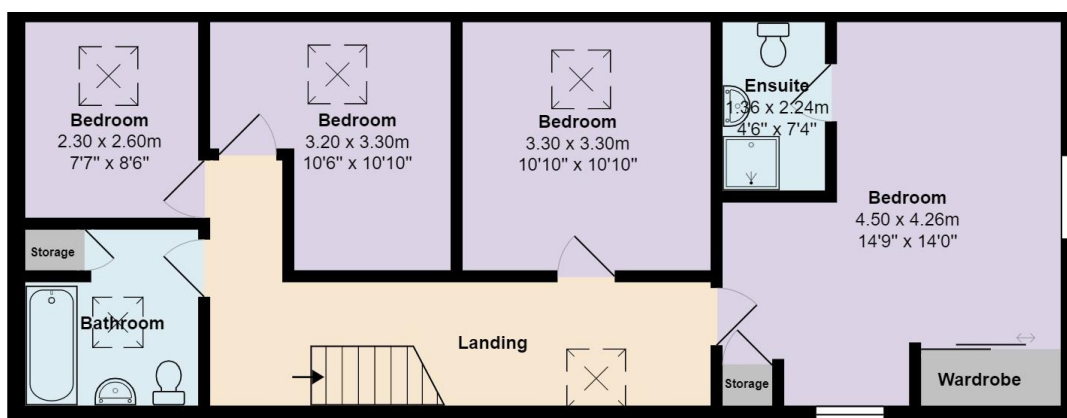
Outside: The property is approached from the road over a shared driveway providing parking for 2 vehicles and access to a single garage. The front garden is mainly laid to lawn with some mature shrubs and trees. At the rear there is a small enclosed court yard.

EPC Rating 67|D Council Tax Band 'D':

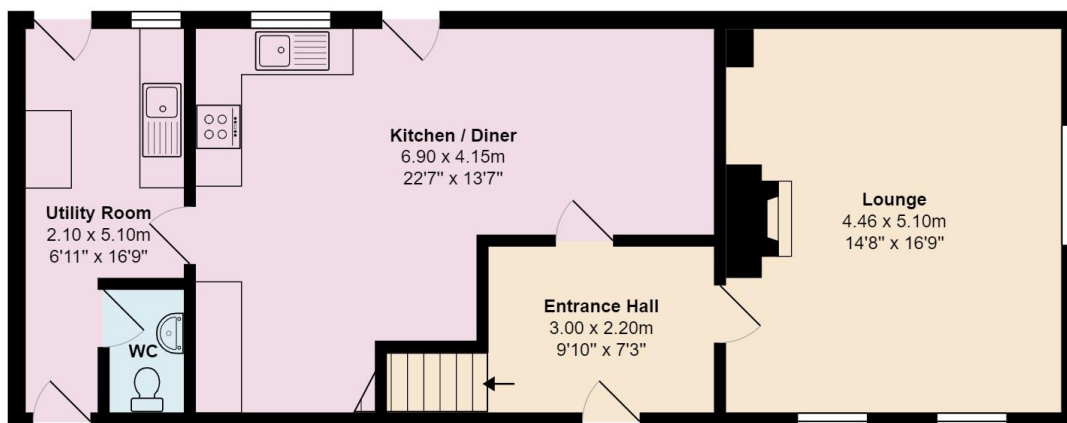
Tenure: We understand that the property is freehold with vacant possession upon completion.

Directions: From Ellesmere proceed along the A528 sign posted Shrewsbury. After approximately 5 miles you will enter the village of Cockshutt. After passing The Woodcock Inn on the right handside. 'The Granary' can be identified on the right handside by the agents 'For Sale' board.

Viewing and Further Information: For further information or to arrange a viewing please contact the selling agent's Ellesmere Office on (01691) 622534



First Floor



Ground Floor



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steeped in heritage
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thinking outlook.

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