

BOWEN

PROPERTY SINCE 1862



Asking Price: £650,000

🏠 4 Bedrooms 🚿 5 Bathrooms

Bryn Daniel, Dudleston, Ellesmere,
SY12 9JG

Bryn Daniel, Dudleston, Ellesmere, SY12 9JG

General Remarks

Bowen are delighted to be favoured with instructions to offer Bryn Daniel for sale by private treaty. The property offers a rare opportunity to acquire an individual rural property located just outside the popular lakeside market town of Ellesmere. The present owners have much improved and extended the property to provide spacious versatile living accommodation.

Location: Bryn Daniel 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

Oak Frame Entrance Porch under tile roof:

Partly Glazed Entrance Door into Entrance Hall: coving to ceiling, radiator, understairs storage with cloaks rack, built-in storage cupboard.

Entrance Porch: 5' 10" x 2' 11" (1.77m x 0.89m) Tile floor, ceiling light.

Sitting Room: 18' 10" x 13' 11" (5.73m x 4.24m) Brick inglenook housing log burning stove on a slate hearth with timber mantel. Centre ceiling light with matching wall lights, coving to ceiling, radiator.

Dining Room: 14' 0" x 9' 11" (4.26m x 3.03m) Dual aspect windows, open fireplace with tile surround, hearth and mantel, radiator.

Breakfast Kitchen/Living/Dining Area:

Kitchen/Breakfast Room: 25' 6" x 13' 10" (7.76m x 4.22m) Tile floor, spot lighting to ceiling. Range of fitted wall cabinets and matching base units with granite worktop surface and upstands, centre island with granite worktop, cupboards and drawers below. 1.5 stainless steel sink with mixer tap and separate filter tap, integrated 'Bosch' dishwasher, 'Rangemaster' cooker range with splashback and extractor hood. Vertical radiator.

'L' Shape Living/Dining Area: 24' 8" x 11' 7" (7.51m x 3.54m) Wood effect flooring dual aspect windows with views open countryside. Log burning stove set on a raised slate hearth, spot lighting to ceiling, radiator, matching wall lights. Bi-folding doors to outside.

Office: 16' 6" x 11' 7" (5.02m x 3.54m) Wood effect flooring, radiator, spot lighting to ceiling. Half glazed door with access to outside. This room lends itself to a number of uses.

Utility: 10' 4" x 8' 9" (3.14m x 2.67m) Tile floor. Matching base and wall cupboards with worktop surface, stainless steel sink unit and drainer, spaces for washing machine and drier, radiator, extractor fan, spot lighting to ceiling. Half glazed door to outside.

Shower Room: 8' 9" x 3' 0" (2.67m x 0.92m) Tile floor. Fully tiled shower cubicle with dual head shower mains fed, vanity sink unit, low level w.c., heated towel rail, extractor fan.

Boot/Boiler Room: 14' 0" x 6' 9" (4.26m x 2.06m) Tile floor. 'Worcester' oil boiler and unvented Prostel cylinder.

Spindle staircase to first floor and landing area:

Laundry cupboard with shelves and radiator. Access to roof space via loft ladder, radiator.

Inner Hallway: radiator.

Bedroom One: 14' 5" x 13' 10" (4.40m x 4.22m) Range of sliding mirror door wardrobes with matching drawers, radiator.

Fully tiled ensuite shower room: 8' 4" x 6' 11" (2.54m x 2.12m) Tile effect flooring. Fully tiled shower cubicle with dual head mains fed shower, vanity sink unit with wall mounted glass door wall cabinet above, low level w.c., heated towel rail, spot lighting to ceiling, extractor fan,

Bedroom Two: 14' 5" x 13' 10" (4.39m x 4.22m) Built-in wall shelves, radiator.

Fully tiled ensuite shower room: Wood effect flooring, spot lighting to ceiling. Fully tiled corner shower cubicle with dual head mains fed shower, vanity sink unit, wall mounted glass door cabinet, low level w.c., heated towel rail, extractor fan.





Bedroom Three: 13' 11" x 13' 4" (4.23m x 4.06m) Built-in sliding mirror door wardrobe to one wall, radiator.

Ensuite Shower Room: 7' 2" x 4' 11" (2.18m x 1.51m) Wood effect flooring, spot lighting to ceiling. Fully tiled corner shower cubicle with dual head mains fed shower, vanity sink unit, wall mounted mirror door cabinet, low level w.c., heated towel rail, extractor fan.

Bedroom Four: 14' 0" x 9' 11" (4.26m x 3.03m) radiator.

Fully Tiled Bathroom: 8' 4" x 6' 6" (2.54m x 1.98m) Matching suite comprising: panel bath with shower attachment, vanity sink unit and wall mounted glass cabinet, low level w.c., extractor fan, vinyl flooring.

Outside: Bryn Daniel is approached through double wrought iron gates onto a tarmac drive providing ample parking and turning space. The property is set back slightly elevated with open countryside views from all aspects. There is access all around the house with the gardens mainly laid to lawn with a variety of

flowering shrubs and plants. Patio area with exterior lighting. Timber garden shed.

EPC Rating 69|C Council Tax Band 'F'

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

Services: Mains electricity and water are understood to be connected. Private drainage. Oil central heating.

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

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury Shropshire. SY2 6ND
Tel: 0345 6789000

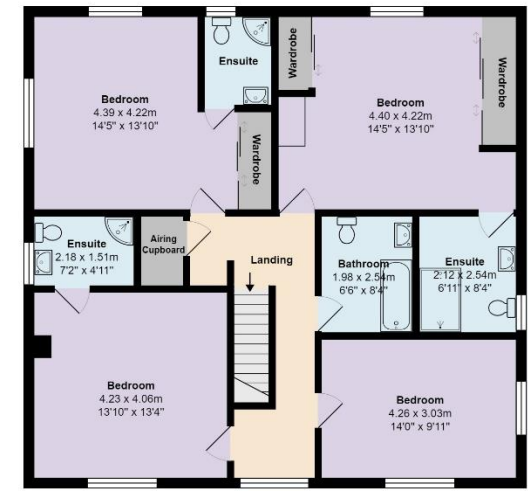
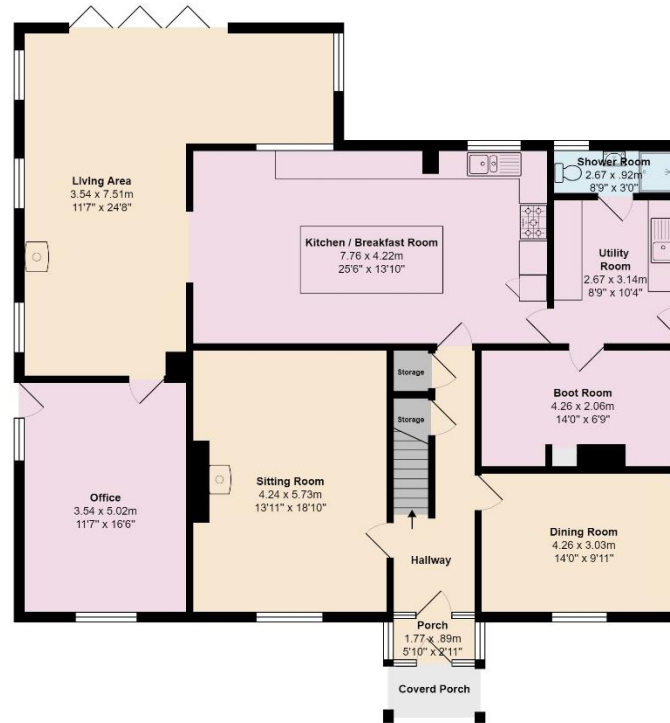
Directions: From Ellesmere proceed along the B5068 to the village of Dudleston Heath. On leaving the village continue for a short distance, at the crossroads turn right where Bryn Daniel can be identified on the right handside by the agents for sale board.

What3Words:///fussy.column.miles:





Bryn Daniel, Dudleston, Ellesmere, SY12 9JG



Ground Floor

First Floor

Total Area: 270.6 m² ... 2913 ft² (excluding covered porch)

All measurements are approximate and for display purposes only

Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

