

BOWEN

PROPERTY SINCE 1862



Asking Price £295,000

🏠 3 Bedrooms

🚿 1 Bathrooms

📍 Land – 0.26 acres

3 Big Hill Cottages, Newnes, Ellesmere,
Shropshire, SY12 9HQ

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General Remarks

An excellent opportunity to acquire a superbly located and extensively renovated 3 bedroom property with extensive views over the adjoining countryside. Set within generously sized gardens and grounds extending to just over 1/4 of an acre, the property is located just under a mile from the market town of Ellesmere.

It provides all the benefits of country living, alongside excellent access to amenities and the surrounding road network. Another feature is the approved planning permission for a single story extension on the side to provide additional living space. Early inspection is essential in order to appreciate the property itself, the views and the accessible location it occupies.

Location: Ellesmere itself provides a good range of local retail outlets including a larger supermarket store, amenities and leisure facilities. It is well provided with primary and secondary schools, as well as the renowned Ellesmere College.



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35 Bailey Street Oswestry Shropshire SY11 1PX

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

The larger towns of Oswestry, Wrexham and Shrewsbury and the City of Chester are all situated within easy reach, together with access to the local motorway network beyond. The nearby village of Gobowen provides a main line train service with links to Birmingham and connections beyond.

Accommodation

A part glazed uPVC door at the side of the property leads into:

Porch: 7' 0" x 3' 10" (2.13m x 1.17m) Part glazed door into:

Hall: 12' 8" x 5' 10" (3.86m x 1.79m) Wood flooring, radiator, stairs to first floor landing, understairs storage cupboard and doors off to:

Kitchen: 10' 4" x 9' 8" (3.16m x 2.94m) Range of fitted base and eye level wall units with worktops over and inset 2 bowl stainless steel sink & drainer. Integrated oven and hob with extractor hood over, integrated dishwasher, space for fridge freezer, wood flooring and radiator.

Living/Dining Room: 19' 6" x 12' 11" (5.95m x 3.93m) Fireplace with oak surround and mantel housing multi-fuel burner. Wood flooring, radiator, TV point, built-in storage cupboard and part glazed uPVC door to rear.

Stairs to first floor landing: Access to loft space, built-in airing cupboard with slatted shelving and doors off to:

Bedroom 1: 12' 10" x 10' 7" (3.92m x 3.22m) Radiator, views to front and built-in storage cupboard.

Bedroom 2: 10' 7" x 9' 9" (3.22m x 2.98m) Radiator, views to front and built-in storage cupboard.

Bedroom 3: 8' 5" x 8' 1" (2.57m x 2.47m) Radiator and views to the rear.

Bathroom: 6' 2" x 5' 7" (1.89m x 1.71m) Suite comprising 'P' shaped bath with electric shower over, wash hand basin with vanity unit below and concealed flush WC. Heated towel rail, part panelled walls, tiled floor and extractor fan.

Utility: 8' 11" x 7' 3" (2.73m x 2.20m) Externally accessed at rear of the property, with space and plumbing for washing machine and tumble dryer. Fitted worktops with inset sink and light/power facilities laid on.

Workshop/Studio: 11' 11" x 8' 11" (3.63m x 2.73m) Timber framed building with light and power facilities laid on.

Outside: To the front of the property there are level lawns bordered by hedges and fencing, with a gravelled driveway to the side providing ample off road parking provision.

On the other side of this driveway is an enclosed paddock while at the rear, there are chipped beds and a large paved patio which adjoins the timber framed workshop.

The oil fired boiler is externally located at the rear of the property and the grounds themselves extend to just over 1/4 of an acre with extensive views onto the adjoining countryside.









Directions: Proceed out of Ellesmere along the A495 sign posted Oswestry. After passing Ellesmere Business Park on the right continue for a short distance and take the next turning right. Proceed straight ahead and number 3 Big Hill can be identified on the right hand side by the agents 'For Sale' board.

Planning Permission : Planning permission (23/01586/FUL) has been granted for a single story extension on the side of the property to provide for additional living space. Copies of the plans are available from Shropshire Council's Planning Portal or the selling agent on request.

Agent Note: The property is subject to an overage clause. For further information please contact the agent.

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

Council Tax Band: Council Tax Band 'B'.

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

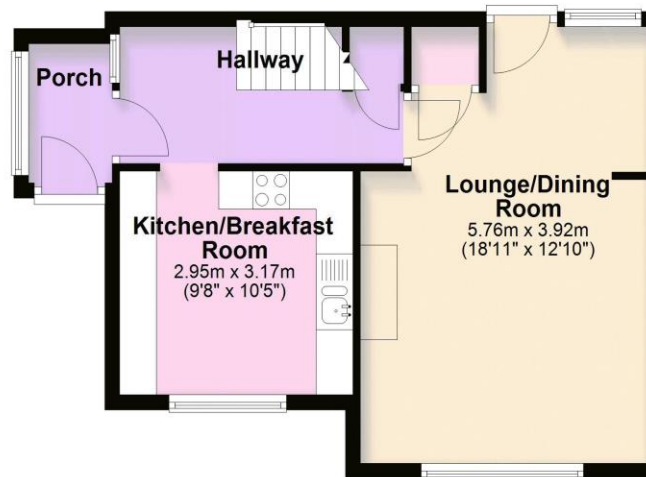
EPC Rating: EPC Rating - Band D (60).

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journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

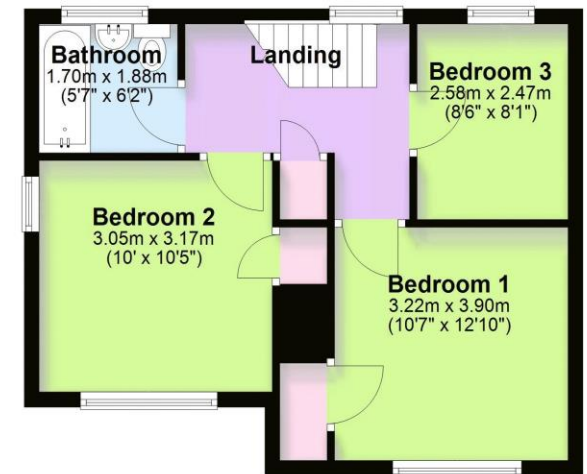
Ground Floor

Approx. 40.7 sq. metres (437.7 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.8 sq. feet)



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.

Total area: approx. 79.1 sq. metres (851.5 sq. feet)

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