

# BOWEN

PROPERTY SINCE 1862



Asking Price £384,995

🏠 2 Bedrooms    🚿 1 Bathroom

1 New Cottages, Colemere, Ellesmere,  
SY12 0QW



# 1 New Cottages, Colemere, Ellesmere, SY12 0QW

## General Remarks

A unique opportunity to purchase a charming and characterful semi-detached country cottage which has been sympathetically renovated to a very high standard, maintaining many of the original features of the property. Situated in gardens and grounds extending to 0.36 acres (0.146 ha) or thereabouts. An early viewing is recommended to appreciate this idyllic property

**Location:** Situated in the sought after North Shropshire hamlet of Colemere in the heart of what is known as the 'Shropshire Lakelands' due to its meres, the property enjoys a desirable location within walking distance of Colemere country park and sailing club. Whilst enjoying a truly rural setting, it is 3 miles from the market town of Ellesmere which provides a comprehensive range of amenities, recreational facilities, larger stores and supermarkets. There are excellent primary and secondary schools in the town as well as the renowned Ellesmere College. The larger towns of Whitchurch, Oswestry, Shrewsbury as well as the city of Chester are all within easy commuting distance. There are easy road links to the motorway networks while the nearby market towns of Wem & Whitchurch provide train stations.



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Old Town Hall The Square Ellesmere Shropshire SY12 0EP

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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.

**Canopy Entrance Porch with Entrance Door:**

**Entrance Hall:** Brick tile floor and matwell.

**Lounge/Dining Room:** 14' 6" x 13' 3" (4.42m max x 4.04m) Exposed brick tile floor, stone slab hearth with open brick exposed recess housing 'Clearview' multi-fuel stove. Wooden shutter window blinds. Vintage style radiator, understairs storage cupboard, recessed storage cupboard with hanging rail and shelving.

**Kitchen/Breakfast Room:** 11' 8" x 9' 3" (3.55m x 2.82m) Exposed brick tile floor. Range of fitted base units incorporating double Belfast sink with swan neck mixer tap and wooden worktop over. Freestanding 'Stoves' cooker, 'Montpellier' refrigerator/freezer, vintage style radiator. Composite stable door to outside.

**Utility/Pantry:** 10' 8" x 4' 6" (3.24m x 1.36m) Exposed brick tile floor, wooden shutter window blinds, vintage style radiator. Space and plumbing for washing machine with worktop surface above. 'Worcester' oil boiler. Large pantry cupboard with shelving and drawers below.

**Staircase to First Floor and Landing Area:** Painted timber boarded floor and loft hatch.

**Bedroom One:** 16' 5" x 11' 1" (5.01m x 3.39m) Painted timber floorboards, wooden window shutter blinds, vintage style radiator. Feature painted cast iron fireplace.

**Bedroom Two:** 12' 8" x 7' 10" (3.86m x 2.38m) Painted timber floorboards, vintage style radiator. Feature painted cast iron fireplace.

**Bathroom:** 12' 8" x 8' 4" (3.86m x 2.53m) Painted timber floorboards, vintage style heated towel rail. Freestanding roll top bath on feet with central mixer tap and shower attachment, pedestal wash hand basin, low flush wc.

**Outside:** '1 New Cottages' is approached through a double wooden gate onto a gravel drive with turning circle also providing ample parking. Standing in gardens and grounds extending to 0.36 of an acre (1.146 ha) or thereabouts. The property is surrounded by attractive landscaped gardens with an array of mature well established shrubs and plants. Flowering borders and beds with several tree species. Extensive lawns with various seating areas including covered area. Useful timber shed/workshop with additional storage to the rear.

**Brick under tile roof Workshop / WC:** 8' 6" x 6' 0" (2.58m x 1.82m)

**Brick under tile roof former Laundry Room:** 8' 6" x 6' 11" (2.58m x 2.10m)

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

**Services:** We understand that the property has mains water and electricity, private drainage and oil central heating.

**EPC Rating 51|E Council Tax Band 'C':**

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

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

**Directions:** From Ellesmere proceed along the A528 in the direction of Shrewsbury. At the crossroads turn left signposted 'Colemere Countryside Heritage Site' continue along this lane passing Wood Lane Nature Reserve and upon entering the Hamlet bear right before taking a left at the T-junction. After a short distance property can be identified on the left-hand side by the agents For Sale board.

**What3words:** ///teaching.devoured.done

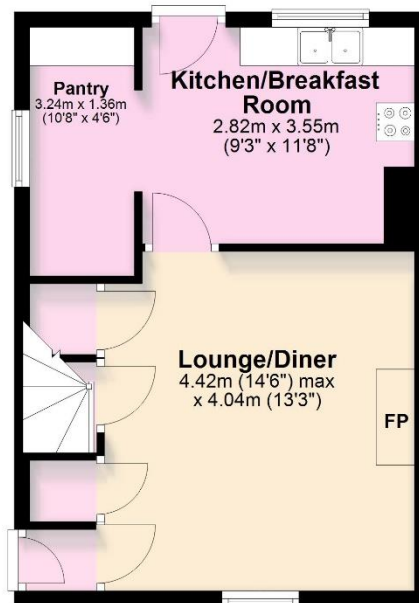






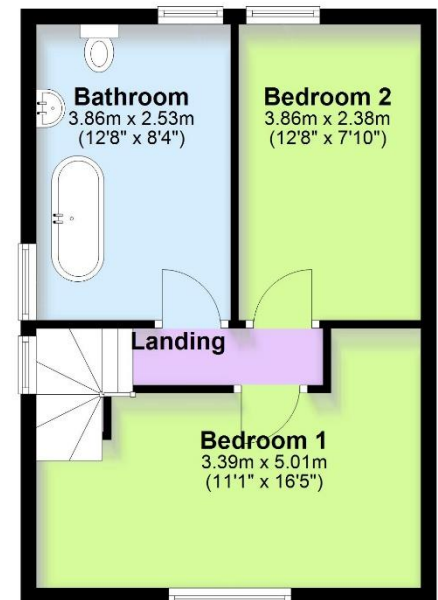
## Ground Floor

Approx. 47.2 sq. metres (507.7 sq. feet)



## First Floor

Approx. 36.8 sq. metres (396.1 sq. feet)



Total area: approx. 84.0 sq. metres (903.8 sq. feet)