



**BOWEN**

PROPERTY SINCE 1862

Offers in Excess of £450,000

 4 Bedrooms  2 Bathrooms 1.35 acres (0.54 ha)

Groves Moss, Horseshoe Lane,  
Dudleston Heath, Ellesmere, SY12 9JT

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## General Remarks

A unique opportunity to purchase a detached country property situated in gardens, and with grounds extending to 1.35 acres (0.54 ha) or thereabouts. Occupying an enviable location yet within easy access of the A483/A5 bypass.

An early viewing is highly recommended.

**Location:** 'Groves Moss' enjoys an enviable location situated on the fringe of the village of Dudleston Heath being approximately 1.9 miles west of the popular market town of Ellesmere, offering the benefits of a rural location alongside proximity to local facilities and transport links. Within easy access onto the A5/483 providing links to the County town of Shrewsbury and the City of Chester and beyond. Good train links via Gobowen train station (5 miles). Externally the property stands in private gardens, and with grounds in all extending to 1.35 acres (0.54 ha) or thereabouts, with open views over the surrounding countryside and farmland. The sale also includes a detached double garage and outbuildings which offer the potential for alternative uses if so desired.



**Schooling:** The village school of Criftings has an outstanding ofsted report with surrounding villages and towns also offering excellent primary schools. The area is well served by state secondary schools, these are complemented by a good selection of private schools including Oswestry School, Moreton Hall, Packwood Haugh and Ellesmere College.

**Accommodation:**

**Entrance Door into Entrance Hall:** 6' 0" x 6' 0" (1.83m x 1.82m) coving to ceiling, radiator and small side window.

**Spacious Lounge:** 23' 0" x 13' 1" (7.02m x 3.98m) Wood effect flooring. Dual aspect windows along with French doors opening onto a decked area. 'Clearview' stove set on a stone tile hearth with timber surround and mantel, coving to ceiling, two radiators.

**Dining Room:** 14' 0" x 12' 11" (4.26m x 3.93m) Wood effect flooring. Dual aspect windows, coving to ceiling, two radiators.

**Inner Hallway:** Continuation of wood effect flooring, radiator.

**Breakfast Kitchen:** 16' 10" x 9' 5" (5.13m x 2.88m) Tile floor. Range of fitted wall cupboards and matching base units with worktop surface above, partly tiled walls. Stainless steel sink unit and drainer. 'Rangemaster' 5 ring halogen hob, built-in electric oven, dishwasher.

**Breakfast/Dining Area:** Tile floor, radiator.

**Boiler Room/Office:** 9' 11" x 6' 2" (3.02m x 1.88m) Wood effect flooring, radiator, recently installed wall mounted 'Esprit Eco2' gas boiler.

**Utility:** 14' 0" x 4' 9" (4.26m x 1.45m) Quarry tiled floor. Belfast sink with tile splashback, worktop surface with spaces below for washing machine and tumble dryer. Radiator. Partly glazed stable style door onto gravel courtyard.

**Shower Room:** 9' 5" x 7' 2" (2.88m x 2.18m) Vinyl wood effect flooring. Fully tiled shower cubicle with mains fed shower, pedestal wash hand basin with tile splashback, low flush wc, combi radiator/towel rail, extractor fan, shaver point. Cupboard with shelves and heated towel rail.

**Bedroom/Living Room/Playroom:** 14' 0" x 12' 10" (4.26m x 3.91m) Wood effect flooring, dual aspect windows and two radiators.

**Bedroom:** 12' 8" x 7' 9" (3.86m x 2.35m) Wood effect flooring, radiator.

**Spindle staircase to first floor and landing area:** 13' 1" x 7' 6" (3.98m x 2.28m) Wood effect flooring, skylight and radiator.

**Bedroom :** 14' 0" x 12' 10" (4.26m x 3.91m) Wood effect flooring. Dual aspect skylights, radiator.

**Bedroom :** 13' 1" x 8' 0" (3.98m x 2.44m) Wood effect flooring and radiator.

**Bathroom:** 13' 1" x 9' 10" (3.98m x 2.99m) Vinyl flooring. Matching suite comprising: panel bath, vanity sink unit, low flush w.c, partly tiled walls shaver point. Laundry cupboard with slatted shelves, store cupboard.

**Outside:** The property is approached off Horseshoe Lane through a wrought iron gate onto a stone/gravel drive which opens into a large gravel courtyard. The gardens are mainly laid to lawn and wrap around the property. At the rear there are useful outbuildings attached to the property comprising:

**Former pigsty:** 7' 1" x 5' 8" (2.15m x 1.73m)

**Former potting shed:** 6' 4" x 5' 8" (1.92m x 1.73m)





**Double detached garage:** 16' 4" x 12' 4" (4.97m x 3.76m)  
Twin double doors to the front, side personnel door.  
Power available and overhead storage space. Presently partitioned to provide separate workshop room.

**Workshop (rear of garage):** 16' 4" x 11' 10" (4.97m x 3.60m)

**Tenure:** We are informed that the property is freehold subject to vacant possession upon completion.

**EPC Rating 60|D Council Tax Band 'F'**

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

**Directions:** From Ellesmere proceed along the B5068 signposted Dudleston Heath. Continue for approximately 1.5 miles before entering the village turn right onto Horseshoe Lane after a short distance turn left where the property will be identified by the agent's For Sale board.

**What3Words:** ///cheater.baroness.frogs:





