

# BOWEN

PROPERTY SINCE 1862



Asking price £795,000

🏠 4 Bedrooms    🛀 2 Bathrooms

Meadowgate, Shrewsbury Road,  
Cockshutt, Ellesmere, SY12 0JH



## Meadowgate, Shrewsbury Road, Cockshutt, Ellesmere, SY12 0JH

### General Remarks

Spacious individual immaculately presented four-bedroom detached house with large enclosed garden to the rear. Double garage. The whole property is hard cabled for network connection. Located in the popular North Shropshire village of Cockshutt. Ellesmere 5 Miles Shrewsbury 12 miles. Within easy reach of the A5/M54 for access to the larger towns and cities beyond.

**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 larger towns and cities beyond.

### Accommodation

**Covered Entrance Porch with tile roof:** Tile floor, roof light.

**Partly Glazed Entrance Door:**

**Entrance Hall:** Tile wood effect flooring, spotlights to ceiling, radiator. Understairs store cupboard with cloaks rack.



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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.

**Cloakroom:** 6' 6" x 4' 5" (1.97m x 1.34m) Tile wood effect flooring and plinth lighting. Wash basin set in vanity unit with cupboards below, partly tiled walls, spotlights to ceiling, radiator.

**Study:** 13' 11" x 9' 7" (4.24m x 2.91m) Fully equipped home office, track spot lighting and tile wood effect flooring.

**Lounge:** 25' 7" x 13' 9" (7.79m x 4.18m) Dual aspect with double french doors onto patio area and rear garden. Coving to ceiling, dimmer switch. 'Clearview ' stove set on stone hearth with brick surround and oak timber mantel, radiator. Spot lighting. Pre-wired for home cinema.

**Dining Room:** 11' 10" x 10' 9" (3.61m x 3.27m) Wood effect tile flooring. Dimmer switch and radiator.

**Open Plan Breakfast Kitchen/Dining/Living Area:** 26' 9" x 15' 8" (8.15m x 4.78m) Tile wood effect flooring throughout. Spotlights to ceiling.

**Kitchen:** Fully fitted kitchen comprising wall cabinets with matching base units and granite worktop surface and upstands, sink unit and drainer with pull out mixer tap. Integrated appliances to include 'Neff' dishwasher, eye level double electric fan assisted oven and grill, microwave oven. Four ring induction hob with granite splashback and canopy extractor hood. Floor to ceiling pantry cupboard. Centre island with hanging light pendants, also incorporating electric sockets, wine cooler and cupboards below.

**Living Area:** Radiator, spotlights to ceiling.

**Family Room:** 13' 11" x 11' 1" (4.25m x 3.39m) Spot lighting to ceiling. Wood effect tile flooring, radiator. Four panel bi-folding doors opening onto patio area.

**Utility Room:** 13' 2" x 8' 10" (4.02m x 2.68m) Tile wood effect flooring, spot lights. Sink unit and drainer with pull out mixer tap, base cupboard with granite worktop surface and upstand, spaces for washing machine and tumble dryer. Pull-out floor to ceiling store cupboard, cupboard for refrigerator/freezer, Radiator. Half glazed door to outside.

**Former Cloakroom:** Presently used as a walk-in pantry. Wash hand basin, tile splash, built-in shelves, Everything is in place to install a w.c.

**Games Room/Gym:** 21' 7" x 18' 8" (6.59m x 5.70m) Wood flooring, two radiators, spotlights, dual aspect windows, matching wall lights. Pool table lighting bar.

**Spindle staircase from reception hall leading to the Galleried Landing:** Large centre ceiling light fitting, spotlighting, radiator. Laundry cupboard with slatted shelves. Access to roof space which is partially boarded.

**Bedroom One:** 13' 8" x 12' 9" (4.17m x 3.88m) Wood effect flooring, mirror door sliding wardrobes to one wall with hanging rail and shelving, radiator.

**Ensuite Shower Room:** 7' 5" x 7' 3" (2.25m x 2.20m) Wood effect flooring, spotlighting. Vanity sink unit with built-in cupboards below and LED lighted mirror, also incorporating low flush w.c. Fully tiled walk-in mains fed dual head shower and shower screen. Heated towel rail, shaver point.

**Bedroom Two:** 16' 2" x 13' 6" (4.93m x 4.12m) Two double built-in mirror door wardrobes with hanging rail and shelf.

**Bedroom Three:** 11' 9" x 10' 6" (3.57m x 3.21m) Halogen track lighting, radiator.

**Bedroom Four:** 13' 8" x 10' 7" (4.17m x 3.23m) Built-in double mirror door wardrobe, radiator.

**Family Bathroom:** 7' 8" x 7' 5" (2.34m x 2.25m) Tile effect flooring and plinth lighting, spotlighting. Vanity sink unit with built-in cupboards below and LED lighted mirror, also incorporating low flush w.c. 'P' shape bath with mains fed dual head shower above. Heated towel rail.







**Outside:** The house is approached onto a tarmac drive providing ample parking and turning space with access to the garage. The property enjoys a good size plot with access all around. The front is enclosed by mature hedges with a small lawn area. Wrought iron gates allow access to the enclosed private rear garden. Mainly laid to lawn with a good size patio area and slate borders housing a variety of flowering shrubs and plants. Outside lights, covered electric sockets and external wall tap.

**Double Garage:** 21' 7" x 20' 3" (6.59m x 6.18m)  
Electrically operated doors, power and light.

**EPC Rating 48|E Council Tax Band 'G'**

**Tenure:** We are informed that the property is Freehold.

**Services:** Main electricity, water and mains drainage are understood to be connected. Oil heating

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

**Directions:** From Ellesmere head south on the A495 towards Shrewsbury passing the Mere. Continue straight onto the A528 and proceed for approximately 5 miles into the village of Cockshutt. Proceed through the village where after a short distance the property will be found on the right handside.

**What3Words:** [///softly.shipyards.golf](https://www.what3words.com/softly.shipyards.golf):









Total area: approx. 312.2 sq. metres (3360.4 sq. feet)

All measurements are approximate & for display purposes only.  
Plan produced using PlanUp.