

BOWEN

PROPERTY SINCE 1862



Asking Price £325,000

3 Bedrooms 1 Bathroom

Anvil House, Dudleston Heath,
Ellesmere, SY12 9LJ

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Location: Anvil House 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

UPVC front entrance door leading into entrance porch:

Entrance Porch: Tiled flooring.

Reception Hall: Tiled flooring, staircase to first floor, study area.

Utility Room: 11' 2" x 10' 9" (3.40m x 3.27m) Space for a washing machine and a low-level WC.



Kitchen/Breakfast Room: 13' 11" x 10' 10" (4.24m x 3.29m) max Stainless steel one and half bowl sink unit, roll topped work surface areas with base units incorporating cupboards and drawers, matching eye level cupboards, a Leisure cooking range with gas hob and electric ovens, stable type side entrance door.

Dining Room: 11' 6" x 10' 6" (3.51m x 3.21m) Tiled flooring, cast iron multi-fuel stove set in a brick fireplace.

Conservatory: 14' 2" x 10' 11" (4.32m x 3.33m) Tiled flooring, double opening doors leading to rear garden.

Living Room/Bedroom: 15' 1" x 11' 6" (4.59m x 3.51m) Tiled flooring, side entrance door leading to the rear gardens.

Storeroom: 11' 6" x 6' 2" (3.51m x 1.89m)

Staircase to first floor and landing area:

Bedroom One: 11' 4" x 10' 9" (3.45m x 3.27m) radiator.

Bedroom Two: 11' 7" x 10' 9" (3.52m x 3.27m) max Radiator. Wardrobe in recess

Bedroom Three: 11' 4" x 7' 5" (3.45m x 2.27m) Radiator. Boiler cupboard housing 'Worcester' boiler.

Bathroom: 9' 2" x 6' 9" (2.79m x 2.05m) Panel bath with electric shower over, low level flush w.c., pedestal wash hand basin, partly tiled walls. Linen storage with slatted shelving.

Outside: Approached over a tarmacadam/concrete drive providing extensive parking to the front. The gardens lie prominently to the side and rear of the house being mainly laid to lawn with several tree species and mature shrubs. Paved patio area providing outdoor entertaining area. There is a former vegetable garden area with a metal framed greenhouse and timber garden storage shed.

Commercial Premises: Attached to the side of the house is a substantial building providing workshops and a showroom on the ground floor with storage space and an office. The building has previously been utilised as car workshop and showroom as well as pet feed supplies business and does, therefore, have potential for a number

of alternative usages. To the rear and side is an enclosed compound providing ideal storage space as well as a prominent concreted area to the front adjacent to the main road.

Workshop: 49' 6" x 30' 3" (15.09m x 9.22m)

Workshop: 36' 4" x 19' 0" (11.08m x 5.78m)

Workshop: 17' 4" x 7' 8" (5.28m x 2.33m)

Office: 17' 4" x 10' 7" (5.28m x 3.22m)

First Floor Workshop Area: 36' 8" x 27' 3" (11.18m x 8.31m)

Planning Permission: We are informed by the vendor that the current planning permission on the commercial premises is for light industrial.

Services: Mains electricity, water, gas and drainage are understood to be connected.

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

EPC Rating 63|D Council Tax Band 'B':

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

Directions: From Ellesmere proceed out of the town along the B5068 into the village of Dudleston Heath. On leaving the Anvil House can be identified on the left handside.

NB: The property has suffered from historical subsidence; however, this problem has been remedied in circa 2010 and there has been no further evidence of this issue.

Agents Note: Schematic Plan with access of Paddocks Lane. For further information contact the agents Ellesmere office









Existing workshop
demolished and replaced
with pair of 3 bed semis.

Plot 1

Parking and
turning plot 1

Existing access to
serve plots 1 and 2

Plot 2

Parking plot 2

Anvil House
parking

Existing dwelling
- Anvil House

Parking and
turning plot 1

Plot 3

Existing conservatory
to be removed to allow
construction of
proposed dwelling

Proposed Re-development of
Anvil House, Dudleston Heath.
Indicative Layout A3 - 1:200