



BOWEN

PROPERTY SINCE 1862

Asking Price £675,000

 7 Bedrooms  4 Bathrooms

Harleybrook, Crosemere Court,
Cockshutt, Ellesmere, SY12 0NZ

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General Remarks

Spacious seven bedroom detached house with detached triple garaging. Occupying a good size enclosed plot. Located on the fringe of the popular North Shropshire village of Cockshutt on a small development of 5 properties. Ellesmere 5 Miles Shrewsbury 12 miles. Within easy reach of the A5/M54 for access to the larger towns and cities beyond.

Location: Cockshutt benefits from a public house and primary school. The village is well situated being close to the market town of Ellesmere which provides a larger range of local amenities and recreational facilities including primary and secondary schools along with the noted Ellesmere College. The larger towns of Wrexham, Chester and Shrewsbury and the village of Gobowen offer a train station providing services to the larger cities beyond. The motorway network is easily accessible either at Shrewsbury or towards the Welsh borders near Oswestry.



Entrance canopy porch:

UPVC Partly Glazed Entrance Door:

Spacious Entrance Hall: Matwell. Wooden flooring, coving and spotlights to ceiling, understairs storage space. Built-in cloaks cupboard with cloaks rack & shelf.

Lounge: 20' 6" x 16' 8" (6.25m x 5.07m) Bay window and wooden flooring. Brick fire surround and timber mantel housing log stove set on raised slate hearth. Two covered radiators, coving to ceiling.

Sitting Room: 14' 8" x 11' 9" (4.47m x 3.58m) Dual aspect windows on being french doors opening onto the rear garden. Covered radiator, coving to ceiling.

Study: 11' 10" x 10' 4" (3.61m x 3.14m) Wooden flooring, bay window, covered radiator, coving to ceiling.

Cloakroom: 6' 8" x 4' 5" (2.02m x 1.34m) Tile floor, wash hand basin with vanity cupboard below, low level flush w.c., incorporating built-in cupboards to the sides, heated towel rail, partly tiled walls.

Dining Room: 17' 2" x 10' 4" (5.23m x 3.14m) Dual aspect windows and coving to ceiling. Wood effect flooring covered radiator. Patio doors opening onto the garden.

Breakfast Kitchen: 14' 8" x 12' 2" (4.47m x 3.70m) Tile floor. Range of fitted wall cabinets and matching base units with worktop surface above to include centre island/breakfast bar. Floor to ceiling pull-out larder cupboard, 1.5 stainless steel sink unit and drainer with mixer tap. Integrated appliances to include dishwasher, refrigerator/freezer. 'Rangemaster' cooker range with double oven and six ring halogen hob, tile splash and extractor hood.

Utility Room: 17' 2" x 5' 10" (5.23m x 1.78m) Tile flooring, partly tiled walls, stainless steel sink unit & drainer, radiator. Range of fitted base units with worktop surface above and glass display wall cabinet. Spaces for

appliances to include dishwasher & washing machine. Half glazed door to outside.

Spindle staircase to first floor and landing area:

Coving and spotlights to ceiling, radiator. Laundry cupboard with slatted shelves and small radiator.

Bedroom One: 14' 0" x 12' 6" (4.26m x 3.81m) Dual aspect windows, Double built-in wardrobes to one wall and separate single built-in wardrobe, radiator.

Ensuite Bathroom: 14' 2" x 5' 11" (4.31m x 1.80m) Tile floor. Panel bath, pedestal wash hand basin, low level flush wc, double fully tiled shower cubicle with dual head mains fed shower, heated towel rail, partly tiled walls.

Bedroom Two: 13' 9" x 13' 2" (4.20m x 4.02m) Two double door built-in wardrobes, radiator.

En-suite Shower Room: 7' 6" x 3' 10" (2.28m x 1.17m) Tile floor. Fully tiled double walk-in shower cubicle with dual head mains fed shower, pedestal wash hand basin, low level flush wc, heated towel rail, partly tiled walls.

Bedroom Three: 14' 8" x 11' 4" (4.47m x 3.45m) Dual aspect windows, fitted full length sliding door wardrobe to one wall, radiator.

Bedroom Four: 13' 1" x 11' 1" (4.0m x 3.39m) Built-in store cupboard with slatted shelves together with built-in airing cupboard housing cylinder and programmer for central heating system. Radiator.

Bedroom Five: 10' 4" x 10' 1" (3.15m x 3.07m) Radiator.

Family Bathroom: 10' 4" x 6' 7" (3.14m x 2.00m) Tile floor, panel bath, pedestal wash hand basin, low level flush wc, heated towel rail, fully tiled corner shower cubicle dual head mains fed shower, partly tiled walls.









Spindle Stairs to second floor and landing area:
Skylight, radiator.

Bedroom Six: 16' 6" x 13' 0" (5.02m x 3.95m) Two skylights, radiator, under eaves storage.

Ensuite Shower Room: 6' 6" x 5' 4" (1.98m x 1.62m)
Fully tiled shower cubicle with mains fed shower, low level flush wc, pedestal wash hand basin with tile splash, radiator.

Bedroom Seven: 15' 2" x 13' 0" (4.62m x 3.95m) Two skylights, radiator, under eaves storage.

Outside: The property enjoys a good-sized plot location in a small cul de sac comprising 5 detached houses on the fringe of the village. Approached through double wrought iron entrance gates onto a brick block pave drive providing ample parking with access to the triple garage. Access is provided all around the property. The gardens are mainly laid to lawn with mature borders housing established plants, trees and shrubs. There are various seating areas within the garden. External lighting and wall tap.

Detached Triple Garaging with external wall lights.: Personnel door, power and light and overhead storage.

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

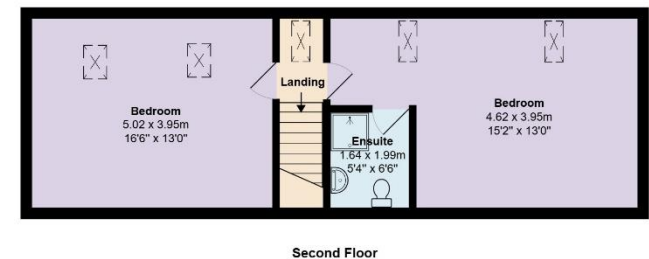
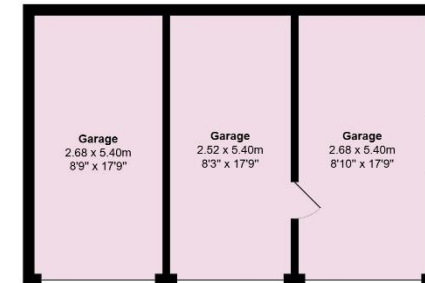
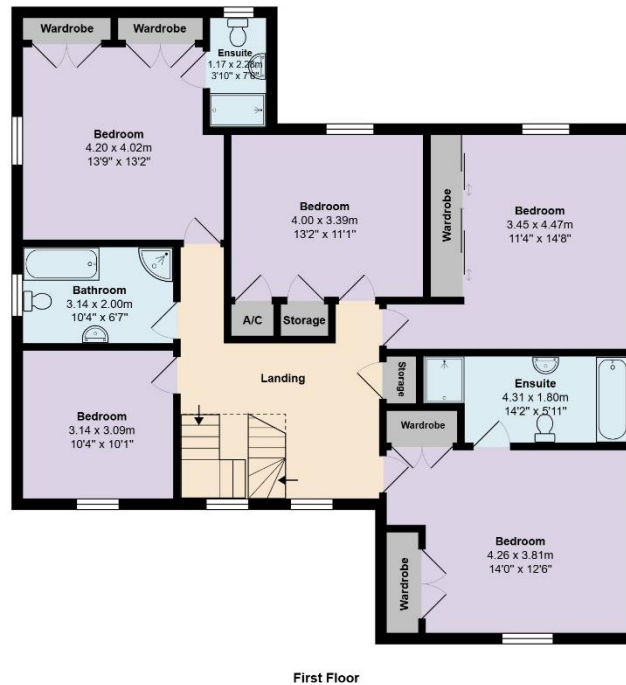
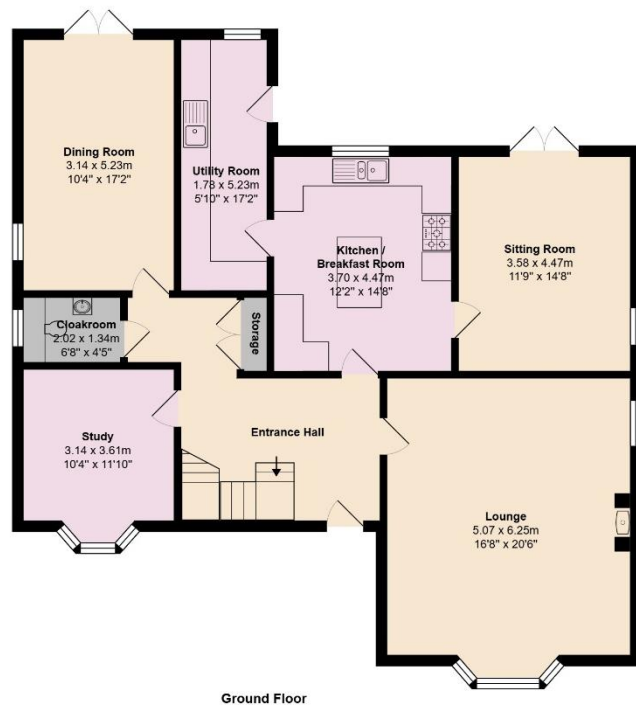
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 6789000.

EPC Rating 78|C Council Tax 'G':

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. After passing the church on the left take the first turning left into Crosemere Road continue straight ahead taking second right, after a short distance 'Harleybrook' will be identified by the agents for sale board.

What3Words: ///successes.repayment.shuttle:

Harleybrook, 4, Crosemere Court, Cockshutt, SY12 0NZ



Total Area: 297.3 m² ... 3200 ft² (excluding garage)

All measurements are approximate and for display purposes only

