

BOWEN

PROPERTY SINCE 1862



Asking Price: £300,000

 3 Bedrooms  1 Bathroom  1/3 of an acre gardens

Ivy Cottage, Cross Lanes, Pentrecoed,
Ellesmere, Shropshire, SY12 9EB

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General Remarks

A rare opportunity to purchase a detached three bedroom bungalow set in a picturesque rural location, surrounded by open countryside and having far reaching views to the rear. A main feature of the property is the gardens which include lawned areas, kitchen garden area and mature trees and shrubs, the whole measuring just over 1/3 acre.

The property itself has good sized living accommodation which offers scope for modernisation and improvement to suit the buyer's requirements. There is a separate utility/workshop along with a detached garage and driveway providing ample parking provision. Early inspection is essential.

Location: The property is located in the hamlet of Pentrecoed, being approximately 3.5 miles north-west of the popular market town of Ellesmere. The nearby villages of Overton and St Martins 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 cities of Wrexham and Chester. Gobowen has a train station which provides good rail links.

Accommodation

A timber door at the front of the property leads into:

Lounge: 14' 10" x 14' 7" (4.53m x 4.45m) With an open fireplace with decorative surround, two radiators, TV/telephone points, central heating control and doors off to:

Kitchen: 12' 4" x 12' 2" (3.75m x 3.70m) Fitted with a range of base and wall units with worktops and inset sink/drain. Integrated oven and hob, space/plumbing for fridge freezer and dishwasher. Radiator, central heating control and door to:

Rear Porch: 4' 9" x 3' 10" (1.46m x 1.17m) With a door to the rear.

Dining Room/Bedroom 3: 12' 2" x 10' 4" (3.70m x 3.14m) Radiator.

Bedroom 1: 14' 7" x 11' 5" (4.45m x 3.49m) Fitted wardrobes, radiator and door to:

WC/En Suite: 4' 8" x 4' 5" (1.43m x 1.35m) Comprising a low level flush WC and pedestal wash hand basin. Radiator.

Inner Hall: 5' 6" x 3' 0" (1.68m x 0.92m) Access to the loft space and doors off to:

Bedroom 2: 9' 3" x 8' 7" (2.81m x 2.61m) Fitted wardrobe and radiator.

Shower Room: 7' 5" x 5' 6" (2.27m x 1.68m)

Having a shower cubicle with mixer shower, pedestal wash hand basin and low level flush WC. Tiled floor, fully tiled walls and a heated towel rail.

Utility Room: 8' 9" x 5' 8" (2.67m x 1.72m) With a modern Worcester oil fired boiler, stainless steel sink unit, space and plumbing for a washing machine and tumble dryer.

W.C.: 5' 8" x 3' 3" (1.72m x 1.00m)

Workshop: 12' 7" x 10' 1" (3.83m x 3.08m) With lighting and power facilities laid on.

Workshop/Garage: 30' 9" x 10' 6" 30' 7" x 10' 5" (9.31m x 3.18m) Double doors to front, pedestrian door to the side and having lighting and power facilities laid on.

Outside: The gardens to the property are particularly notable, extending to just over 1/3 of an acre including lawn areas either side of the path leading to the front door, having mature shrubs and trees to the borders. There is a separate lawn area with hedge boundaries.

To the rear of the plot is a vegetable/kitchen garden with greenhouse. A paved path leads all around the property to the separate utility/workshop and garage. A driveway leads along the right hand side of the plot providing ample parking.

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









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We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

Services: We understand that mains water and electricity are provided, with drainage being via a private septic tank and the property warmed by an oil fired central heating.

Council Tax Band: Council Tax Band 'D'.

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

EPC Rating: EPC Rating - Band 'E' (40).

Directions: From Ellesmere take the B5068 out of town towards St. Martins. Follow this road for approximately 3 miles passing through Dudleston Heath before taking the right hand turn signposted Pentre Coed.

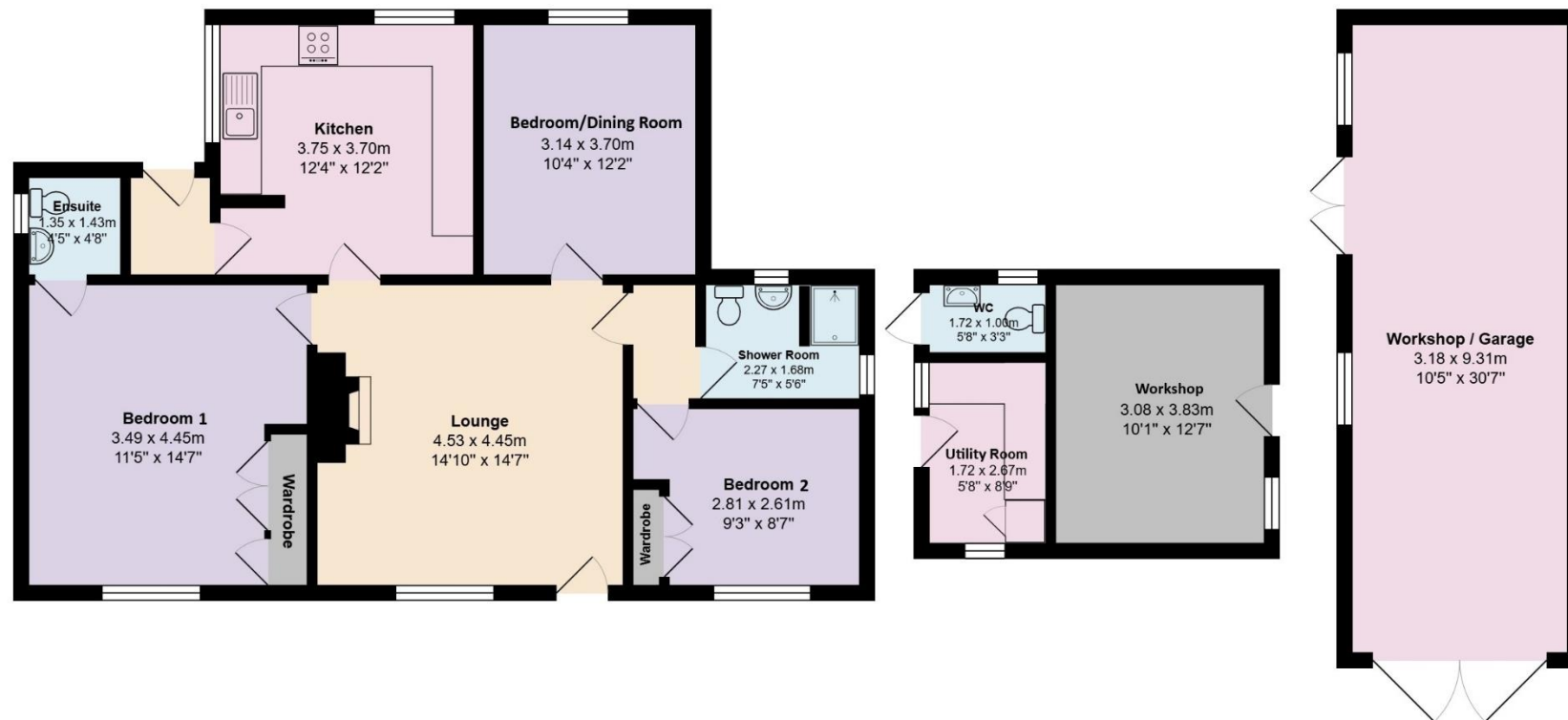
Continue along this lane bearing right at the first junction and continue for about a mile where the property will be located on the left hand side.

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Total Area: 86.5 m² ... 931 ft² (excluding wc, utility, storage, workshop / garage)

All measurements are approximate and for display purposes only

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SINCE 1862

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