



BOWEN

PROPERTY SINCE 1862

Asking Price £375,000

🏠 3/4 Bedrooms 🚿 2 Bathrooms

2 The Hawthorns, Cockshutt, Ellesmere,
SY12 0FT

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General Remarks

Detached house & garage enjoying pleasant location within the popular village of Cockshutt. The property provides versatile living accommodation occupying a good size plot with enclosed garden and ample parking.

Location: The property enjoys a pleasant position on the fringes of the village of Cockshutt which benefits from a public house, church and primary school. The village is well situated being approximately 5 miles from the picturesque lakeland 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 A528 leads to the historical County Town of Shrewsbury with links from there to the A5/M54 for access to the large towns and cities beyond.

Covered Entrance Porch with partly glazed entrance door: Entrance Hall: Wood effect flooring, radiator.

Cloakroom: 4' 11" x 4' 5" (1.49m x 1.34m) Spotlights to ceiling, wood effect flooring, low level flush wc, pedestal wash hand basin with tiled splash, extractor fan and radiator.

Bedroom Four/Study: 9' 11" x 9' 7" (3.02m x 2.93m) Radiator.

Lounge: 17' 3" x 11' 9" (5.25m x 3.59m) Bay window, wood burning stove set on a slate hearth with brick inglenook and oak lintel above, radiator.

Kitchen/Dining Area: 21' 5" x 11' 3" (6.53m x 3.42m) Wood effect flooring.

Dining Area: Spot lighting to ceiling, radiator, French doors opening onto patio area and rear garden.

Kitchen: Spot lighting to ceiling. Range of fitted wall cabinets and matching base units with worktop surface above and upstands, 1.5 bowl and drainer with mixer tap. Integrated appliances to include dishwasher and refrigerator/freezer, 4 ring gas hob with splashback and extractor hood above, eye level electric double oven.

Utility Room: 8' 2" x 6' 1" (2.50m x 1.85m) Tile floor, matching wall and base units with worktop surface and upstand, stainless steel sink unit and drainer with mixer tap and tiled splashback. Space for a washing machine, wall mounted 'Baxi' gas boiler, extractor fan. Half glazed door to outside.

Spindle staircase to first floor & landing area: Built-in storage cupboard.

Bedroom One: 12' 8" x 11' 6" (3.87m x 3.50m) Radiator.

En-Suite Shower Room: 7' 7" x 6' 5" (2.32m x 1.96m) Tile floor with underfloor heating. Fully tiled shower cubicle with mains fed shower, pedestal wash hand basin with tile splash and low level flush wc. Heated towel rail, spotlights, extractor fan. Skylight.

Bedroom Two: 12' 10" x 10' 10" (3.90m x 3.29m) Radiator.

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.

Old Town Hall The Square Ellesmere Shropshire SY12 0EP

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Bedroom Three: 11' 00" x 9' 10" (3.35m x 3.00m)

Fitted mirror sliding door wardrobe to one wall, radiator.

Bathroom: 8' 3" x 6' 7" (2.51m x 2.00m) Tiled floor with underfloor heating. Matching suite comprising panel bath with tiled surround, pedestal wash hand basin with tiled splash and low level flush wc. Heated towel rail and spotlights.

Outside: No: 2 The Hawthorns is approached through wooden entrance gate onto a stone drive providing ample parking and turning space. The front garden is mainly laid to lawn with borders housing a variety of mature shrubs and flowering plants together with a reflection pond. A side gate allows access to the enclosed rear garden which enjoys patio area off which is a small lawn with border of established flowering shrubs and plants. Pergola with honeysuckle, clematis and japonica. Greenhouse, log store area, outside tap and lighting.

Garage: 16' 6" x 9' 1" (5.04m x 2.77m) 'up and over' door to the front elevation, power and lighting connected.

Services: We understand mains electricity; water & drainage are connected. LPG gas.

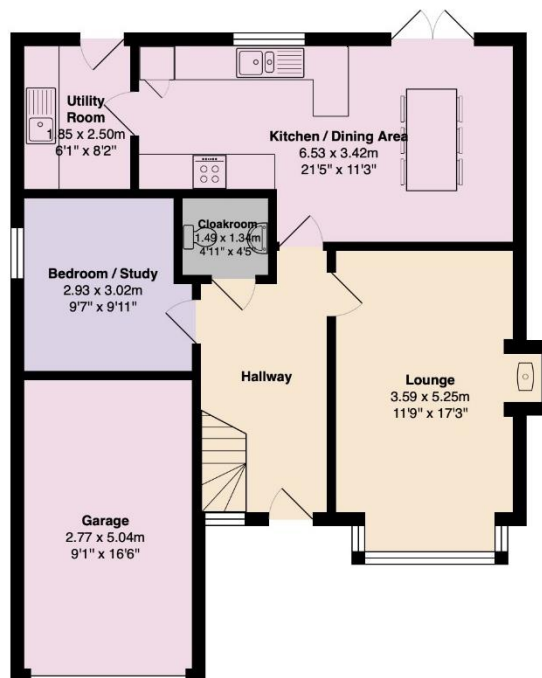
Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Council Tax 'D' EPC Rating 74|C:

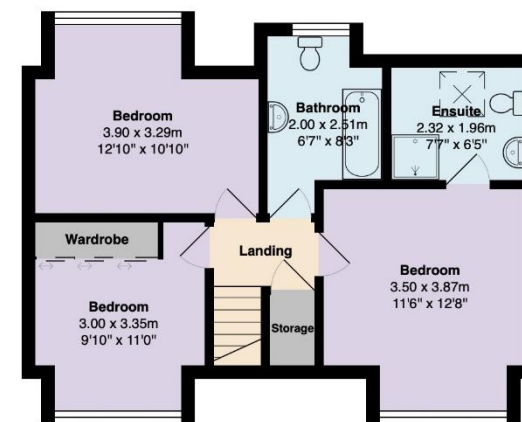
Directions: From Ellesmere head south on A495 towards Shrewsbury passing The Mere. Continue straight onto the A528 and proceed for approximately 5 miles into Village of Cockshutt. Continue through the village taking the right hand turn after The Woodcock Inn where the property will be located after a short distance on the left-hand side identified by the agents for sale board.

What3Words: ///neckline.cocktail.screening

2, The Hawthorns, Cockshutt, SY12 0FT



Ground Floor



First Floor

Total Area: 113.9 m² ... 1226 ft² (excluding garage)

All measurements are approximate and for display purposes only



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