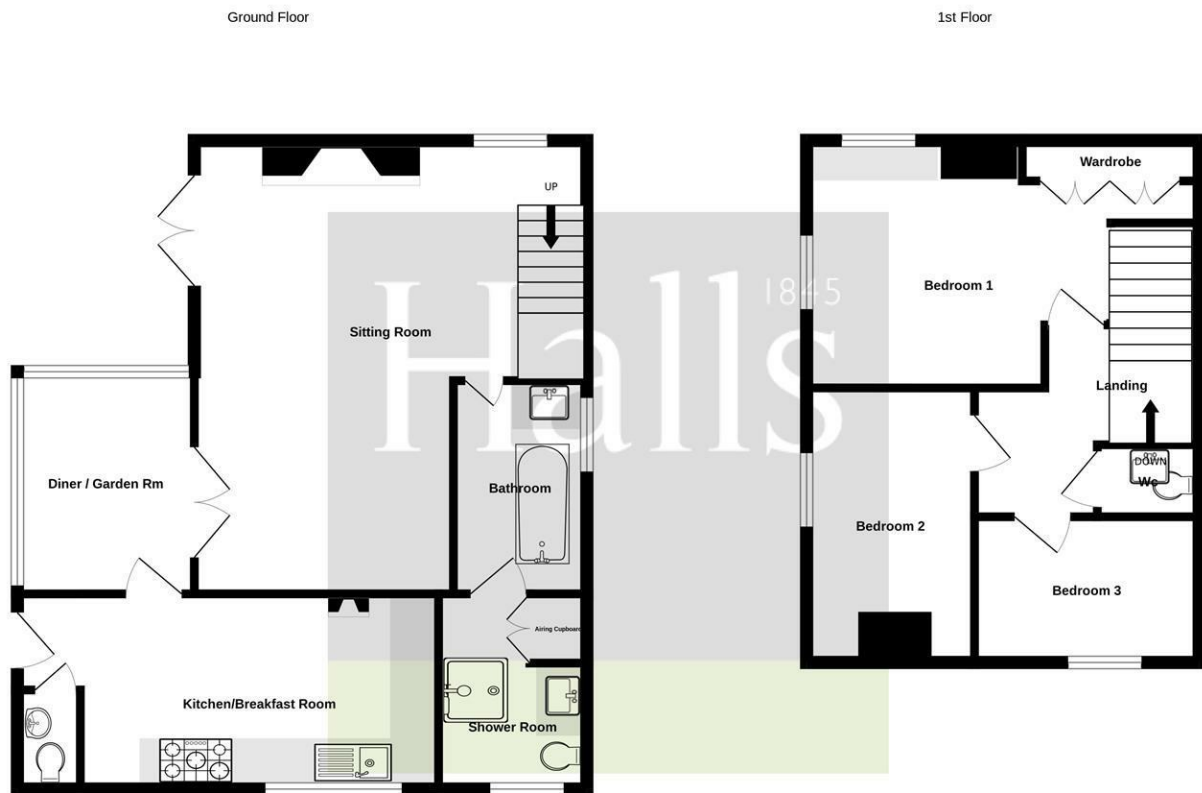


FOR SALE

Laurel Cottage 51 Back Lane, Coton, Whitchurch, Shropshire, SY13 3LS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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FOR SALE

Offers In The Region Of £550,000

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### Energy Performance Rating

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01948 663 230

**Whitchurch Sales**  
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW  
E: whitchurch@hallsgb.com



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Wem 3 miles, Whitchurch 6 miles, Shrewsbury 11 miles, Chester 25 miles. All distances are approximate.



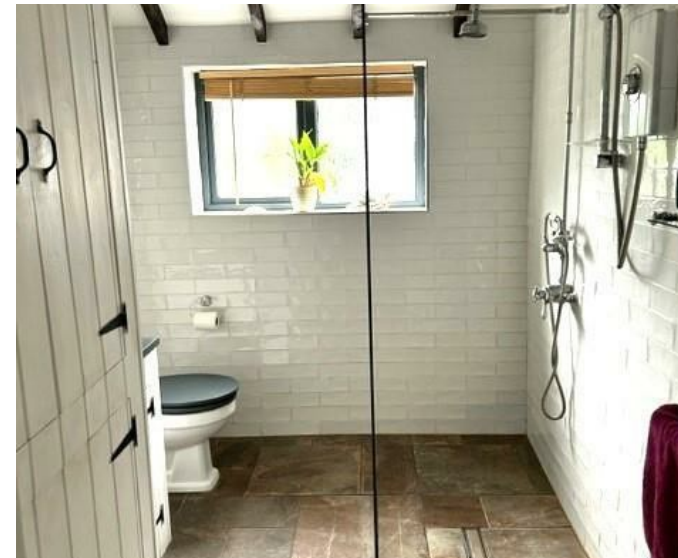
2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Charming Detached 17th Country Cottage
- Range of Spacious Outbuildings
- Breakfast Kitchen, Dining Area
- Large Sitting Room with Inglenook
- 3 Bedrooms, Bathroom & W.C
- 2 Storey un-completed Annexe
- Large landscaped Gardens
- Range of Outbuildings & Workshop

#### Location

The property is situated in Coton and is within easy driving distance of Whitchurch, Ellesmere and Wem, all of which have an excellent range of local shopping, recreational and educational facilities. The property is located close to Whixall with its village school, country lanes, access to the canal and Whixall Marina.

#### Brief Description

Laurel Cottage briefly comprises Breakfast kitchen with range cooker and log burning stove, diner / garden room, large sitting room with Inglenook fire place and exposed timbers. There is also a large ground floor bathroom with roll top bath and that leads to the shower room. Both these have under floor heating. To the 1st floor are 3 bedrooms and a cloaks with W.C. The property has oil fired heating, large landscaped gardens and outbuildings with a workshop, stable, large garage with vehicle lift, potting shed and office/ store.

The property dates back to the 17th Century and has many period features including a wealth of exposed timbers. The current owners applied for planning back in 2018 which was granted and they have built a 2 storey building that will be linked to the original cottage with a glass garden room. The annexe was to provide the sellers with a living room to the ground floor and 2 bedrooms to the 1st floor. This could be changed subject to checking with the planners.

#### Accommodation Comprises

Door opens into the

#### Breakfast Kitchen

18'9 x 8'9 (5.72m x 2.67m)

Attractive kitchen with a range of base and wall mounted units, granite work top surface, with double Belfast sink. There is an lpg range style cooker, space for American style fridge / freezer, integrated dish washer and windows looking onto the drive. There is a fire place with log burning stove, tiled floor, exposed beams and a door to a small cloaks with W.C.

Door to the

#### Diner / Garden Room

9'9 x 7'8 (2.97m x 2.34m)

Double glazed windows overlooking the gardens, tiled floor, radiator and double doors through to the

#### Living Room

20'3 max x 17'7 max (6.17m max x 5.36m max)

Feature Inglenook fire place with cast iron stove, exposed timbers, double glazed windows and double doors to the gardens.

Door to the

#### Ground Floor Bathroom

Suite comprising freestanding roll top bath, vanity unit with wash hand basin, towel radiator, double glazed window and exposed beams. The bathroom has a tiled floor with electric under floor heating.

#### Shower Room

Suite comprising large walk in shower with an electric and mains pressure shower. There is a glass shower screen, high flush W.C, vanity unit with wash hand basin and tiled floor with electric under floor heating. There is also a towel radiator, double glazed window and an airing cupboard.

#### 1st Floor Landing

Stairs ascend from the living room to the 1st floor landing where there is a door to cloaks with W.C and wash hand basin.

#### Bedroom One

17'7' max x 11' max (5.36m' max x 3.35m max)

Feature exposed timbers, built in wardrobes, fitted chest of drawers and windows with a wonderful view over the gardens and adjacent countryside.

#### Bedroom Two

9'9 x 8'1 (2.97m x 2.46m)

Exposed timbers, radiator and double glazed window.

#### Bedroom Three

10' max x 7'2 (3.05m max x 2.18m)

Exposed timbers, fitted wardrobe and high level window.

#### Outside

The property is accessed from the lane through electric gates to a large drive suitable for many cars and vehicles. The drive continues to the garage and workshop as well as the property.

The gardens are mainly to the rear and are laid to lawn with flower borders with a wide variety of plants trees and shrubs. From the cottage there is a wonderful view over the garden and adjoining countryside.

#### Annexe GF

Newly constructed 2 storey annexe that is un finished. The annexe and the house will be connected via a glass lobby / garden room and could provide extra family accommodation or potentially a holiday let subject to planning. There are dormer windows to the 1st floor.

Both floors measure 21' x 12' (6.4m x 3.66m)

#### Work Shop & Stable

26'5 x 14'3 (8.05m x 4.34m)

Up and over door, plus normal door, power & lighting. There is plumbing for a washing machine and stable door to a stable which measures 11'5" x 9'9" (3.48m x 2.97m). Adjacent to the stable is a tack storage area.

Internal door into the

#### Garage

39' x 16' (11.89m x 4.88m)

Double doors from the drive, power and lighting, vehicle lift. On the roof of the garage are solar panels and details on the FIT will be supplied.

Door to the

#### Potting Shed

23' x 8' (7.01m x 2.44m)

Power & lighting, windows and door to the gardeners W.C

#### Office / Store

13' x 6'4 (3.96m x 1.93m)

Power & lighting, windows and storage.

#### Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at [rightmove.co.uk](http://rightmove.co.uk) & [onthemarket.com](http://onthemarket.com) WH1411 080224

#### Directions

From Whitchurch drive south on the B5476 driving through the village of Tilstock and after approximately 3 miles turn right sign posted Coton. The turning is about 500 metres passed the turning for Prees which is on the left. After about 1/2 a mile turn left just passed Home Farm and Laurel Cottage is the 1st cottage on the left hand side.

What 3 Words: composers.reactions.tested

#### Council Tax - Shropshire

The current Council Tax Band is 'C'. The cost for 2022 / 23 is £1,827.44. For clarification of these figures please contact Shropshire Council on 0345 6789002.

#### Services

We believe that mains water and electricity are available to the property. Drainage is to a septic tank and the The heating is via an oil fired boiler to radiators.

#### Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.