

3 Landona Cottages Love Lane Wem SY4 5QS



3 Bedroom House - Terraced
Offers In The Region Of £399,995

The features

- A TRULY FABULOUS UNIQUE GEM OF A HOME
- OFFERING DECEPTIVELY SPACIOUS CONTEMPORARY LIVING OVER 3 FLOORS
- LOUNGE AREA WITH BI-FOLDS TO LARGE GARDEN ROOM
- 2 FURTHER BEDROOMS AND FAMILY BATHROOM
- VIEWING IS ESSENTIAL TO FULLY APPRECIATE THIS HOME
- BEAUTIFULLY PRESENTED AND MUCH IMPROVED
- STUNNING OPEN PLAN LIVING/DINING/KITCHEN
- PRINCIPAL BEDROOM SUITE WITH DRESSING ROOM AND EN SUITE
- LARGE WORKSHOPS AND GARAGING, WALLED COURTYARD GARDENS
- EPC RATING E



*** A TRULY STUNNING FAMILY HOME ***

What a fabulous hidden gem - offering deceptively spacious accommodation over 3 floors which has been beautifully renovated and tastefully decorated by the current owners, must be viewed to be fully appreciated. With the adjoining large Workshop, Garage and Stores there is great potential to further extend the accommodation.

Tucked away in a quiet courtyard location on the edge of the Town with lovely rural aspect to the fore, a short stroll from the Railway Station and all the Town's amenities.

For those who love to entertain the Ground Floor plays host to an impressive open plan space with the Living/ Dining area having bi-folds opening into a covered Garden Room. The Kitchen/ Breakfast Room is fitted with a comprehensive bespoke range of units, large Laundry Room and Cloakroom. On the First Floor is the excellent Principal Bedroom suite with walk in Dressing Room and concealed en suite Shower Room. Two additional double Bedrooms and family Bathroom are located on the Second Floor.

The property has the benefit of gas central heating, double glazing, driveway with ample parking, Garage, large Workshop and adjacent Store. To the rear are two courtyard style Gardens, a perfect hideaway for evening cocktails.

Viewing is essential.

Property details

LOCATION

The property occupies an enviable position tucked away, down Love Lane, on the edge of this popular market Town, perfect for commuters with the Railway Station being a short stroll away with links to the County Town of Shrewsbury, Crewe and London. Wem is totally self sufficient with amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and active Town Hall. There are good recreational facilities including a swimming pool and a regular bus service to Shrewsbury.

ENTRANCE

STUNNING OPEN PLAN LIVING

A truly impressive Ground Floor open plan living space, perfect for those who love to entertain or enjoy social family living.

LOUNGE/DINING AREA

A great relaxing area having feature wood panelling to one wall, media point, radiator, wooden floor covering. Feature bi-fold doors opening into the

GARDEN ROOM

The owners have created a great multi purpose space in this area which is accessed from bi-fold doors from the Lounge and provides fabulous space for those who love to entertain.

BEAUTIFULLY FITTED FAMILY KITCHEN/BREAKFAST ROOM

This well appointed room has been beautifully fitted with bespoke handmade shaker style wooden units and comprising of a comprehensive range of cupboards and drawers with granite work surfaces over, concealed shelved larder cupboards and recess with storage to either side with space for American style fridge/freezer. Feature moulded recess housing range style cooker with hidden extractor hood over, large central breakfast island housing undermount sink with mixer taps set into granite work surface, integrated dishwasher and range of cupboards and drawers. Over hang seating area and curved storage. Chimney breast with decorative surround and recess fire. Exposed ceiling timbers, recessed lights, wooden flooring throughout and sash style windows to the front.

INNER HALLWAY

With large storage/cloaks cupboards, radiator. Airing Cupboard with hot water system and central heating boiler.

CLOAKROOM

with suite comprising WC and wash hand basin, attractive tiled surrounds, radiator.

LARGE LAUNDRY ROOM

having single drainer sink with mixer taps set into double base cupboard with work surface to the side and space beneath for appliances. Wooden effect flooring and radiator. Door to the Workshop area.

FIRST FLOOR LANDING

Enclosed staircase from the Kitchen leads up to the First Floor Landing with decorative wood panelling to dado height, window to the rear with open aspect, radiator.

PRINCIPAL BEDROOM

A lovely through room with windows overlooking the front and rear, feature wood panelling to one wall, media point, dressing table with recessed ceiling lights over, radiators. Feature shelved book case with concealed door opening to

EN SUITE SHOWER ROOM

with suite comprising large walk in shower with direct mixer and drench head, Period style wash hand basin and WC. Complementary tiled surrounds and flooring, window to the side, radiator.

DRESSING ROOM

A generous walk in wardrobe/dressing area fitted with range of hanging rails and shelving. Power and lighting.

SECOND FLOOR LANDING

From the Landing staircase with half turn and decorative wood panelling leads to the Second Floor Landing which is naturally well lit from two windows to the rear with open aspect. Large shelved Airing Cupboard, radiator.

BEDROOM 2

with double glazed sash style window to the front, media point, radiator. Exposed ceiling/wall timber and decorative wood panelling to one wall.

BEDROOM 3

having double glazed sash style window to the front, media point, radiator. Opening to walk in wardrobe with hanging rail and shelving, light point.

FAMILY BATHROOM

Fitted with suite comprising jacuzzi panelled bath with direct mixer shower unit over and drench head, Period style wash hand basin and WC. Complementary tiled surrounds and flooring, radiator, window to the rear with open aspect.

OUTSIDE

The property is approached off Love Lane over a large gravelled driveway which provides parking for numerous vehicles and leads to the Garage. From the Garden Room there are double opening doors to a useful large store room which has power and lighting and is a great space to house a hot tub and there are additional doors leading through to a walled courtyard Garden which has been finished with astro turf for ease of maintenance and provides a great private space for evening cocktails. On the opposite side of the Garden Room stable style door leads onto a paved courtyard Garden which has an abundance of well stocked flower and shrub beds with inset specimen trees.

GARAGE AND WORKSHOP

There is a good sized Garage which has up and over door and opening through to an excellent sized Workshop and further large Storage Room to the rear. This space offers great potential for those who work from home or could be converted to provide additional Living accommodation as there is direct access through to the Laundry Room.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive

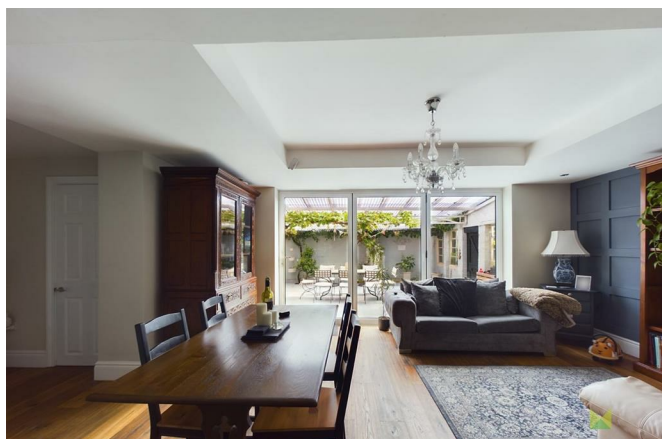
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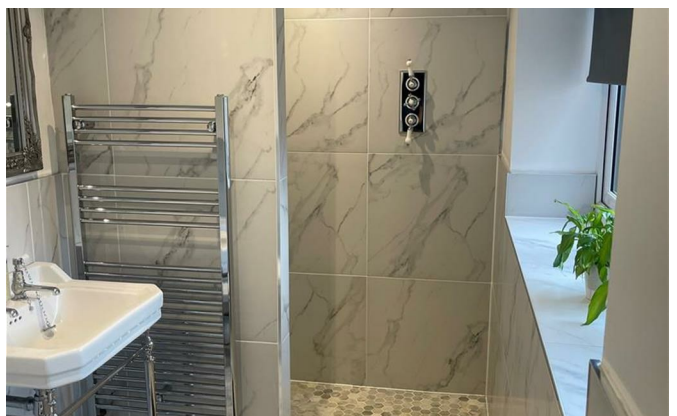
REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

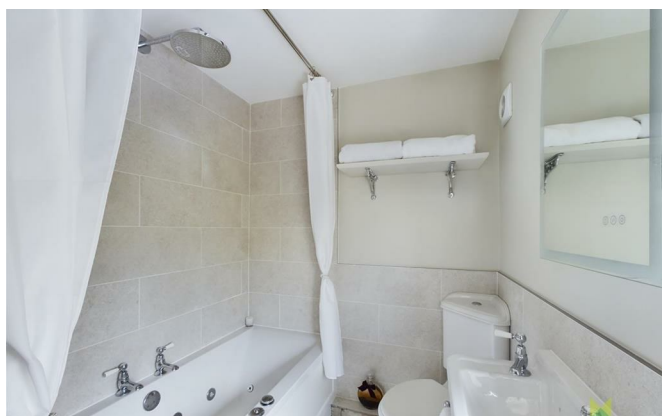
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





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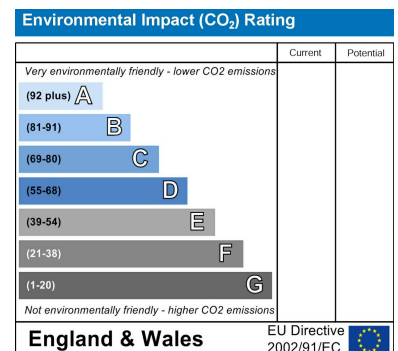
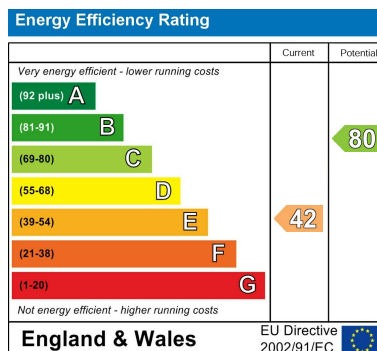
Wem office

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



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