

**FOR SALE**

Offers in the region of £799,995

1 Willowbrook Manor, Cockshutt, Ellesmere, SY12 0HE

A substantial and architecturally impressive six-bedroom detached family home boasting over 3,500 sq ft of generously proportioned and elegantly arranged living accommodation, positioned within large gardens featuring a detached double garage and peacefully situated on the perimeter of Cockshutt.



Ellesmere (4 miles), Baschurch (6 miles), Shrewsbury (12 miles), Chester (30 miles)

All distances approximate



- Over 3,500 sq ft of Living Accommodation
- Six Bedroom / Four Bathroom
- Gardens ext to around 0.30 ac
- Detached Double Garage
- Edge of Village Location

DESCRIPTION

1 Willowbrook Manor is an imposing six-bedroom detached executive family home boasting over 3,500 sq ft of well presented and generously proportioned living accommodation elegantly arranged across three versatile floors.

The property is centrally positioned within excellent gardens which extend to around 0.30ac, with, to the fore, ample driveway parking which leads on to a detached double garage with second floor. with, to the rear, expanses of lawn complemented by a number of attractive seating areas providing a wonderful space for families.

SITUATION

1 Willowbrook Manor occupies a prestigious position overlooking open countryside on the perimeter of the popular village of Cockshutt, which nestles amongst the rolling fields of the noted north Shropshire landscape and provides a range of day-to-day amenities, including School, Church, Convenience Store, and Village Hall, whilst retaining a convenient proximity to the nearby town of Ellesmere, which offers a wider range of amenities such as Supermarket and Medical Facilities. The county centre of Shrewsbury lies around 12 miles to the south and enjoys a comprehensive array of amenities of all kinds.

SCHOOLING

Within a convenient proximity are a number of well-regarded state and private schools, including Cockshutt C of E Primary, Weston Lullingfields C of E Primary, Baschurch Primary, The Corbet School, Lakelands Academy, Ellesmere Primary School, Ellesmere College, Shrewsbury School, Shrewsbury High School, The Priory, Prestefelde Prep. Moreton Hall, Packwood Haugh, and Adcote School for Girls.

DIRECTIONS

Leave Ellesmere via the A528 in the direction of Shrewsbury and, in the centre of the village of Cockshutt, take a left hand turn onto Crosemere Road. Continue for around 0.2 miles and, when the road forks, take the left hand turn onto Crosemere Lane. At the T junction, turn right and the property will be positioned immediately on the right.

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THE PROPERTY

Principally accessed from the north, the property opens into a grand Entrance Hall where stairs rise to the first floor and a door leads to the left into a well proportioned Living Room with bay window onto the front and patio doors to the rear, all arranged around a central exposed brick inglenook housing a multi-fuel burner. Turning Right from the Entrance Hall, one enters a welcoming Kitchen/Dining Room featuring an attractive and fully-fitted kitchen with complementary island which, with its adjoining Lounge, serves as the heart of this impressive home, ideally suited to entertaining and family moments alike.

The ground floor accommodation is completed by a useful Utility Room, a Cloakroom, and a Study which provides an excellent space for those working from home.



5 Reception
Room/s



6 Bedroom/s



4 Bath/Shower
Room/s



Stairs rise to a first floor landing, where doors allow access into four comfortably sized Bedrooms, two of which boast adjoining En-Suite Shower Rooms, with the remaining Bedrooms served by a family Bathroom comprising an attractive fitted suite. Stairs then rise again to a second floor which offers two further Bedrooms, one benefitting from an En-Suite, and a further Office.

OUTSIDE

The property is accessed via a gate set within impressive brick pillars which opens onto a substantial driveway with ample space for a number of vehicles, this situated before a detached double Garage (approx. 5.65m x 5.65m) with double access doors and stairs which rise to a first floor presently utilised for storage.

The Gardens are a notable feature of the property and extend, in all, to around 0.30ac, with the rear enjoying a desirable southerly aspect and providing expanses of well maintained lawn alongside attractive patio areas and a covered seating area ideal for outdoor dining and entertaining.

SERVICES

We are advised that the property is served by mains water, drainage, electric, and gas.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is shown as being within council tax band G on the local authority register

TENURE & POSSESSION

The property is said to be of freehold tenure and vacant possession will be granted upon completion.



ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

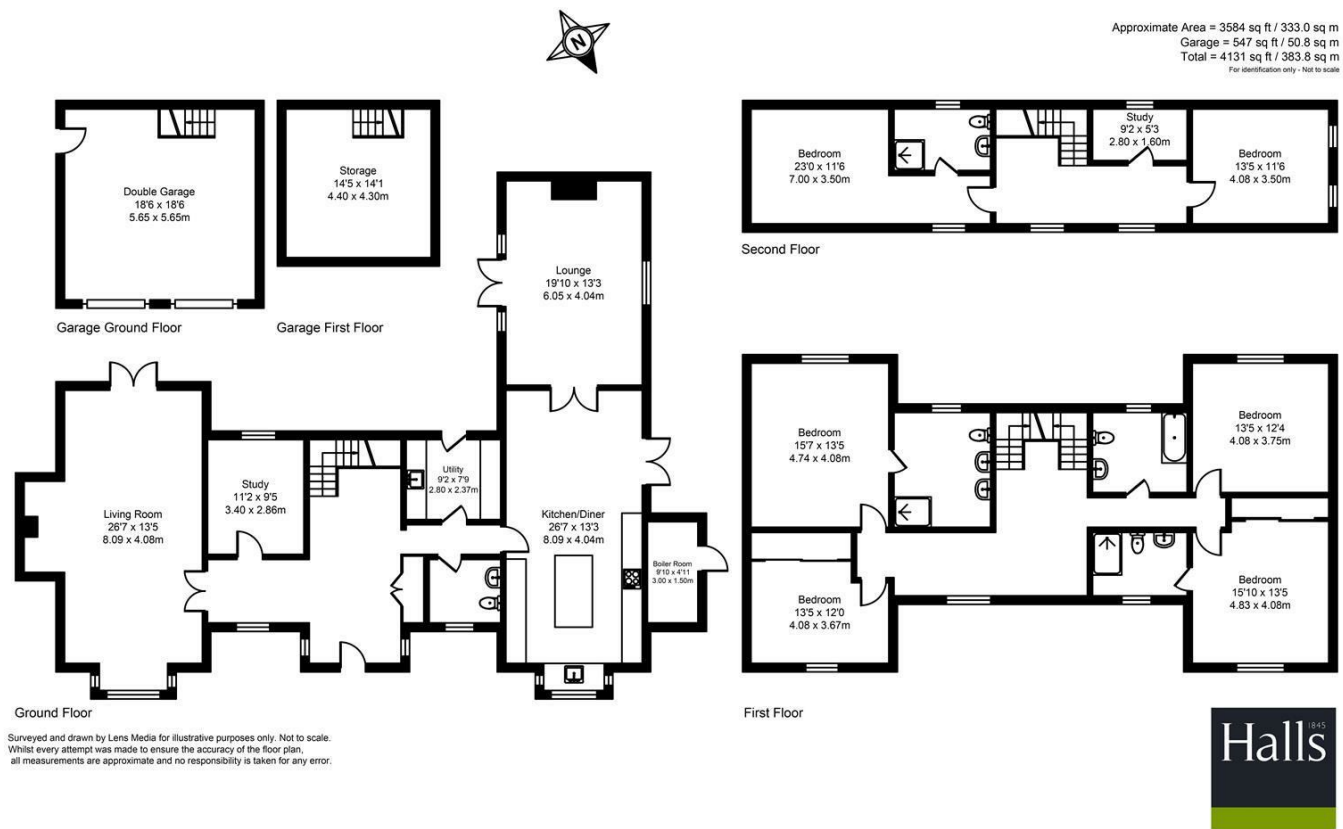
The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW. Tel: 01691 622602.

FOR SALE

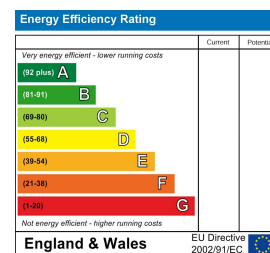
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 622602

Ellesmere Sales

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