



1 WILLOWBROOK MANOR

COCKSHUTT | ELLESMERE | SY12 0HE





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Ellesmere 4 miles | Baschurch 6 miles | Shrewsbury 12 miles | Oswestry 13 miles | Chester 30 miles
(all mileages are approximate)

AN EXECUTIVE SIX-BEDROOM FAMILY HOME SET IN GENEROUS GARDEN

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



Ellesmere Office

The Square, Cross Street, Ellesmere,
Shropshire, SY12 0AW

T: 01691 622602

E: ellesmere@hallsgb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

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

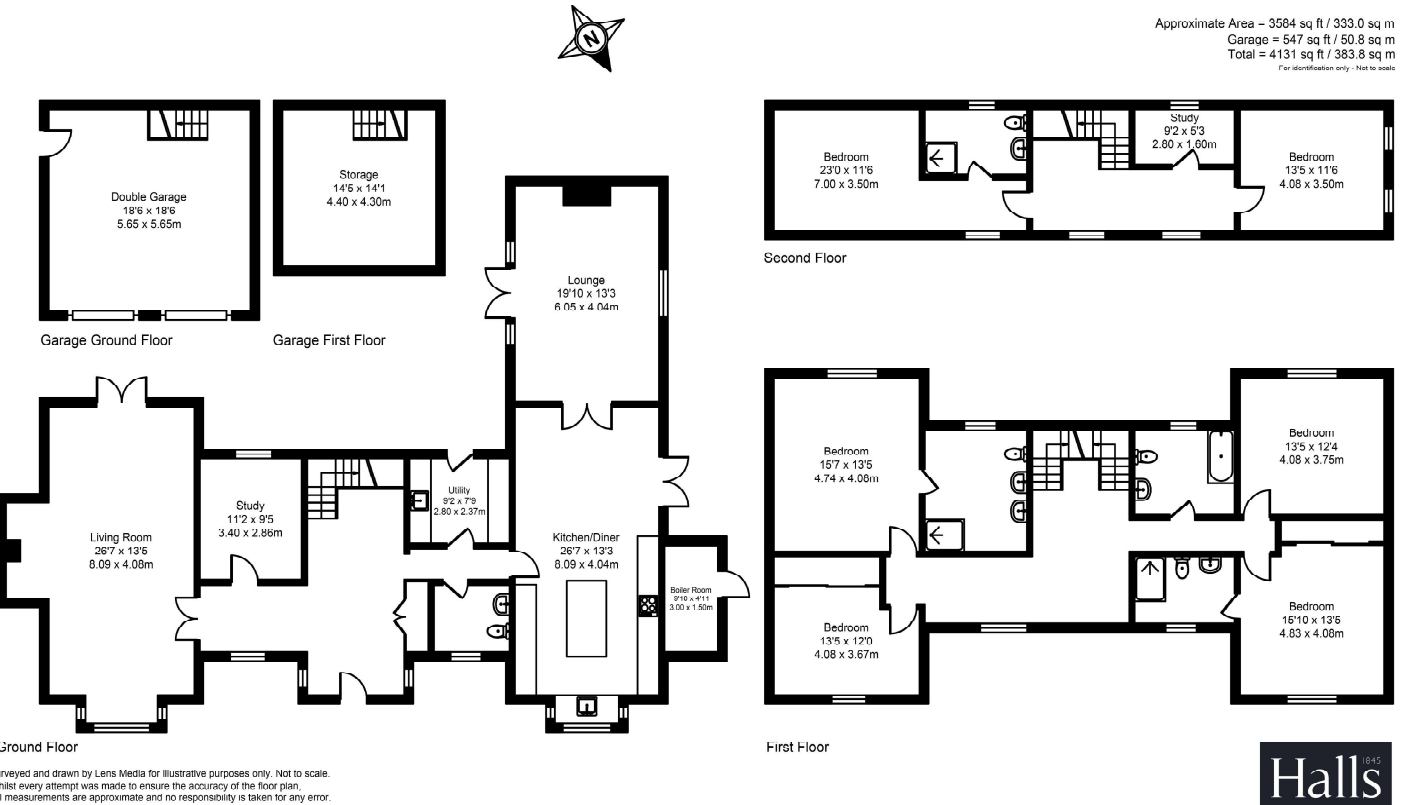
The property is centrally positioned within excellent gardens which extend to around 0.30ac, with, to the fore, ample driveway parking which leads on to a detached double garage with second floor. To the rear lies expanses of lawn complemented by a number of attractive seating areas providing a wonderful 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 north Shropshire landscape and provides a range of day-to-day amenities, including School, Church, Convenience Store, Public House, 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.

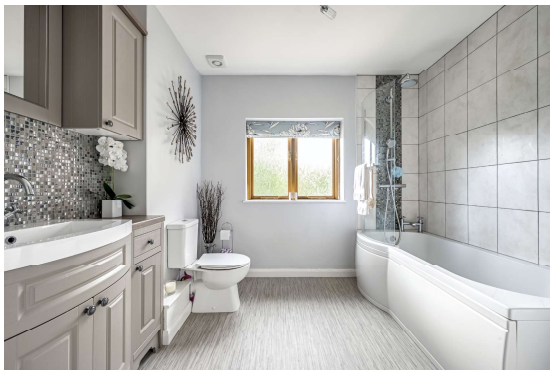
THE PROPERTY

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; alongside a range of storage cupboards, most notably one positioned within the Entrance Hall which provides an ideal spot for storing coats and boots following walks in the surrounding countryside.

Stairs rise, illuminated by a striking stain-glass window prepared by a renowned local artist, 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 EV charger to the side and electrically-operated double access doors, with internal stairs which rise to a first floor presently utilised as a home gym, but with scope for a variety of onward usages.

GARDENS

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.

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.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, electric, and drainage, alongside gigabit broadband.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

Council Tax Band – G

W3W

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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.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



