



2 Hollywell Cottages, Ercall Heath

Offers in the region of **£575,000**

Originally starting out life as a farm worker's cottage, this beautiful 3/4 Bedroom home has been much extended and improved by the current owners during their 25 year ownership and now boasts all the modern conveniences you would expect, together with a very large garden, ample parking and several sizeable outbuildings. Sitting in a plot of approximately 1/3 of an acre, it boasts uninterrupted views over open countryside and offers further scope to develop and add value. Being only a couple of minutes from the nearby village of Tibberton (which offers a community shop, bus and primary school), it is also conveniently located for countryside walks and for commuters wishing to access the A41.

Briefly comprising Lounge (with log burner), Boot Room, Downstairs W.C., Kitchen/Diner (with French doors to the garden), Utility Room, 3 double Bedrooms (Master with En-suite & Juliet balcony), Dressing Room (formerly Bedroom 4) and Family Bathroom, externally there is a 30ft metal Workshop (with electric shutter door) a Garden Room and a Double Carport with Store Rooms adjacent and above (first floor currently used a self-contained living space). Driveway parking may be found to the front and entrance to the rear is gained via double gates down a separate access. Oil C.H. uPVC windows. Council Tax Band C. EPC Rating TBC.

2 Hollywell Cottages Ercall Heath Newport Shropshire

Property entered via

Oak front door under storm porch into

Lounge 20' 7" x 15' 11" (6.27m x 4.85m) (max)

Door to useful understairs cupboard. Stairs to first floor.

Boot Room 5' 11" x 4' 0" (1.80m x 1.22m)

Inner Hallway 6' 8" x 3' 6" (2.03m x 1.07m)

Open archway to/from the Lounge and doors to other downstairs rooms.

Downstairs W.C. 7' 8" x 3' 11" (2.34m x 1.19m)

Kitchen/Diner 16' 11" x 15' 7" (5.15m x 4.75m) (max)

Double uPVC French doors to the rear garden patio area.

Utility Room 11' 10" x 7' 7" (3.60m x 2.31m)

Oak stable door to the rear garden.

Upstairs to

split level landing which provides access to all Bedrooms and Family Bathroom. Open shelving storage space.

Master Bedroom 15' 7" x 11' 5" (4.75m x 3.48m) (min)

Double uPVC doors opening to a Juliet balcony. Two sets of fitted wardrobes.

Master En-suite 11' 7" x 5' 0" (3.53m x 1.52m) (max)

Bedroom 2 12' 9" x 9' 2" (3.88m x 2.79m)

Built-in wardrobe. Opening to

Dressing Room/4th Bedroom 11' 1" x 6' 7" (3.38m x 2.01m)

Bedroom 3 11' 10" x 7' 8" (3.60m x 2.34m)

Family Bathroom 8' 10" x 7' 10" (2.69m x 2.39m)

Externally

To the front is a gravelled driveway allowing parking for at least two vehicles. A useful log and bin store is situated to the left hand side and a mature hedge lies to the fore.

To the rear of the property is a substantial plot, extending to approximately 1/3 acre. Being mostly laid to lawn, there is a large paved patio area closest

to the house (edged with timber sleepers and boxus hedging) upon which lies the Garden Room. Direct access to the Double Carport may be gained directly via a driveway and area of hardstanding which also leads to the Workshop.

Double Carport 19' 10" x 19' 10" (6.04m x 6.04m)
External lighting. Attached to

Store/ Gym 18' 11" x 9' 4" (5.76m x 2.84m)

Currently used as a Gym space. Electric lighting & power. Stairs to

Store 1 14' 8" x 13' 6" (4.47m x 4.11m) (max - restricted head height)

Currently used as an open-plan Kitchen/Lounge. Electric heating. Opening skylight window.

Store 2 8' 3" x 5' 9" (2.51m x 1.75m)

Currently used as a Shower Room. Heated towel rail. Opening skylight window.

Store 3 13' 6" x 10' 9" (4.11m x 3.27m) (max - restricted head height)

Currently used as a Bedroom. Electric heating. Opening skylight window.



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