

# BOWEN

PROPERTY SINCE 1862



Asking Price £350,000

🏠 3 Bedrooms 🚿 1 Bathroom

Dudleston Hall Cottage, Dudleston,  
Ellesmere, SY12 9JB

# Dudleston Hall Cottage, Dudleston, Ellesmere, SY12 9JB

## General Remarks

A rare opportunity to acquire a detached three bedroom country property situated in a picturesque rural location yet within easy reach of the A5/483 bypass. The property is set within large gardens of approximately 0.63 of an acre (0.25 ha) or thereabouts and has a driveway providing ample off road parking. The property is in need of a full scheme of modernisation but has the potential to create an excellent country home.

**Location:** The property is located in the picturesque hamlet of Criftins on the outskirts of the popular village of Criftins/Dudleston Heath. The village benefits from an excellent Primary school with an outstanding ofsted report. A parish hall also operating a small post office. Whilst enjoying a truly rural setting it is approximately 2.5 miles from the market town of Ellesmere which provides a comprehensive range of amenities, recreational facilities, larger stores and supermarkets. There are also primary and secondary schools in the town as well as the renowned Ellesmere College. The larger towns of Oswestry, Wrexham, Whitchurch, Shrewsbury as well as the city of Chester are all within easy commuting distance. The nearby village of Gobowen offers a main line train service with direct links to Birmingham and onward links further afield.



## Accommodation

### Covered Entrance Porch:

### Partly Glazed Entrance Door with glazed side panels:

### Side Entrance Porch: 13' 3" x 3' 5" (4.03m x 1.05m)

Radiator, cloaks rail with shelf above, 'Honeywell' thermostat control switch

**Hall:** Side window, radiator.

**Lounge:** 16' 2" x 11' 1" (4.92m x 3.38m) Dual aspect windows. Wood burning stove set on a slate hearth with cast iron surround and mantel with tile inset. Radiator.

**Dining Room:** 16' 2" x 12' 11" (4.92m x 3.93m) Red quarry tile floor, two built-in storage cupboards, radiator.

**Kitchen:** 10' 6" x 6' 11" (3.19m x 2.11m) Red quarry tile floor. Range of fitted wall cupboards and matching base units with worktop surface above, stainless steel sink and drainer, spaces for cooker and dishwasher. Partly tiled walls.

**Pantry:** Shelving to walls.

**Utility Room:** 10' 9" x 7' 5" (3.27m x 2.26m) Red quarry tile floor. Matching wall and base cupboards, Belfast sink and partly tiled walls. Spaces for appliances to include washing machine, refrigerator/freezer and tumble drier.

**Separate W.C.:** 2' 7" x 1' 4" (0.80m x 0.41m) Red quarry tiled floor. Low level flush wc., extractor fan.

**Covered Rear Entrance Area:** wall light and partly glazed door leading to outside.

### Spindle staircase to first floor and landing area:

**Bedroom One:** 13' 11" x 11' 7" (4.25m x 3.53m) Built-in wardrobes to one wall, radiator.

**Bedroom Two:** 11' 6" x 11' 3" (3.51m x 3.42m) Dual aspect windows, built-in wardrobe, radiator.

**Bedroom Three:** 10' 5" x 6' 11" (3.17m x 2.12m) Radiator.

**Shower Room:** 10' 2" x 6' 8" (3.11m x 2.02m) Tile effect vinyl flooring. Fully tiled walk-in shower with mains fed shower and shower screen, pedestal wash hand basin with tile splash, low level flush w.c., shaver point and radiator.

**Outside:** 'Dudleston Hall Cottage' is approached off a country lane onto a drive which also offers parking and turning space. Standing in approximately 0.63 of an acre (0.25 ha) the gardens lie predominately to the rear and are mainly down to grass with numerous mature trees and shrubs all around. Outside wall tap. There is also a single garage with power available and small timber store shed.

**Local Authority:** Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ Tel: 0345 678 9000

### Council Tax Band 'C' EPC Rating 44|E:

**Tenure:** We are informed that the property is freehold subject to vacant possession upon completion.

**Services:** We understand Mains electricity and water are connected. Private drainage.

**Directions:** From Ellesmere proceed out of the town along the B5068 (sign posted Dudleston Heath/St Martins). Continue through the village passing the Parish Hall on the left and proceed out of the village. At the crossroads turn left and after a short distance the property can be identified on the left handside identified by the agents for sale board.

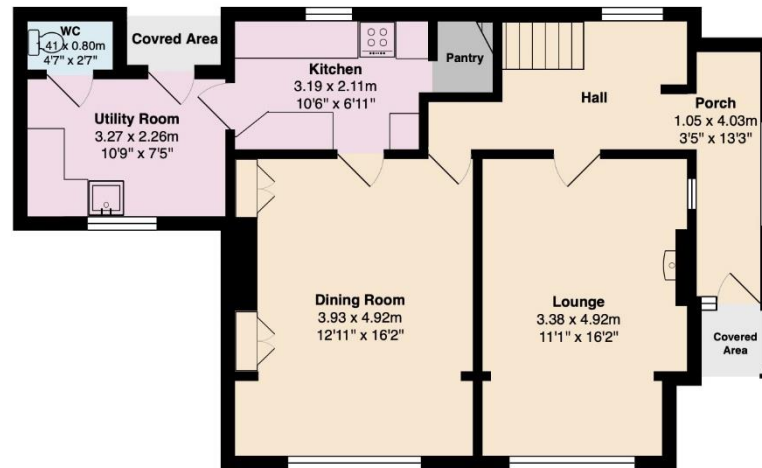
### What3Words///exclusive.slippery.magnets:







Dudleston Hall Cottage, Dudleston, Ellesmere, SY12 9JB



Total Area: 112.2 m<sup>2</sup> ... 1208 ft<sup>2</sup> (excluding covered area, covered area)

All measurements are approximate and for display purposes only

