

BOWEN

PROPERTY SINCE 1862



Asking Price £410,000

🏠 4 Bedrooms 🚿 4 Bathrooms

Holly Cottage, Cockshutt, Ellesmere,
Shropshire, SY12 0JJ

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General Remarks

A spacious and highly appointed four bedroom detached property situated in a private position on the fringes of the village of Cockshutt. The property was built to the current owner's design and specifications, utilising a traditional look externally which blends sympathetically with the surrounding properties and village scene. Internally, the layout is well planned and includes generous accommodation throughout which links with the gardens.

The property is warmed by oil fired central heating with underfloor heating to the ground floor and radiators on the first floor. There is a good sized single garage and large block paved driveway which provides both ample parking and a private outdoor entertaining area. Internal inspection is essential in order to fully appreciate this notable addition to the sales market. No upward chain.

Location: The property is located in the popular village of Cockshutt which has a primary school, village pub and active millennium village hall. The picturesque lakeside market town of Ellesmere is



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Old Town Hall The Square Ellesmere Shropshire SY12 0EP

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

located approximately 5 miles away offering a larger range of local shops and amenities. The A528 leads to the historical county town of Shrewsbury with links from there to the A5/M54 for access to the larger towns and cities beyond.

Accommodation

An oak door at the front of the property leads into:

Hall: 11' 7" x 7' 3" (3.52m x 2.22m) Tiled floor with underfloor heating, stairs to first floor landing and doors off to:

Lounge: 17' 11" x 14' 7" (5.45m x 4.44m) Oak flooring with underfloor heating, log burner set into fireplace with brick surround and oak mantle (linked with Hot Water system), beams and spotlights to ceiling, TV point, glazed doors to gardens and driveway.

Study: 11' 6" x 6' 5" (3.51m x 1.95m) Oak flooring with underfloor heating and telephone point.

Kitchen/Diner: 15' 10" x 14' 7" (4.82m x 4.44m) Range of fitted base/eye level wall units with worktops over and inset ceramic sink/drainers. Kitchen island with granite worktop over, space for range cooker with extractor hood above, space/plumbing for American style fridge freezer, integrated dishwasher, tiled floor with underfloor heating, glazed doors to patio, spotlights to ceiling and door to:

Utility: 14' 6" x 6' 10" (4.41m x 2.09m) max including Shower Room Fitted base/eye level wall units with worktops over and inset stainless steel sink/drainers. Space/plumbing for washing machine, tiled floor with

underfloor heating, door to rear of property, door to garage and separate door to:

Shower Room: 6' 9" x 3' 1" (2.05m x 0.94m) Tiled shower area with electric shower, wash hand basin and low level flush w.c. Tiled floor and extractor fan.

Stairs to first floor landing: Built in storage cupboard, radiator, skylight, access to loft space and doors off to:

Bedroom 1: 12' 7" x 10' 7" (3.84m x 3.22m) Cupboard housing hot water cylinder, radiator, skylight and door to:

En Suite: 6' 7" x 3' 9" (2.01m x 1.15m) Shower cubicle with rainfall shower, pedestal wash hand basin and low level flush w.c. Tiled floor, part tiled walls, heated towel rail and extractor fan.

Bedroom 2: 10' 5" x 8' 9" (3.17m x 2.66m) Radiator, dormer window and door to:

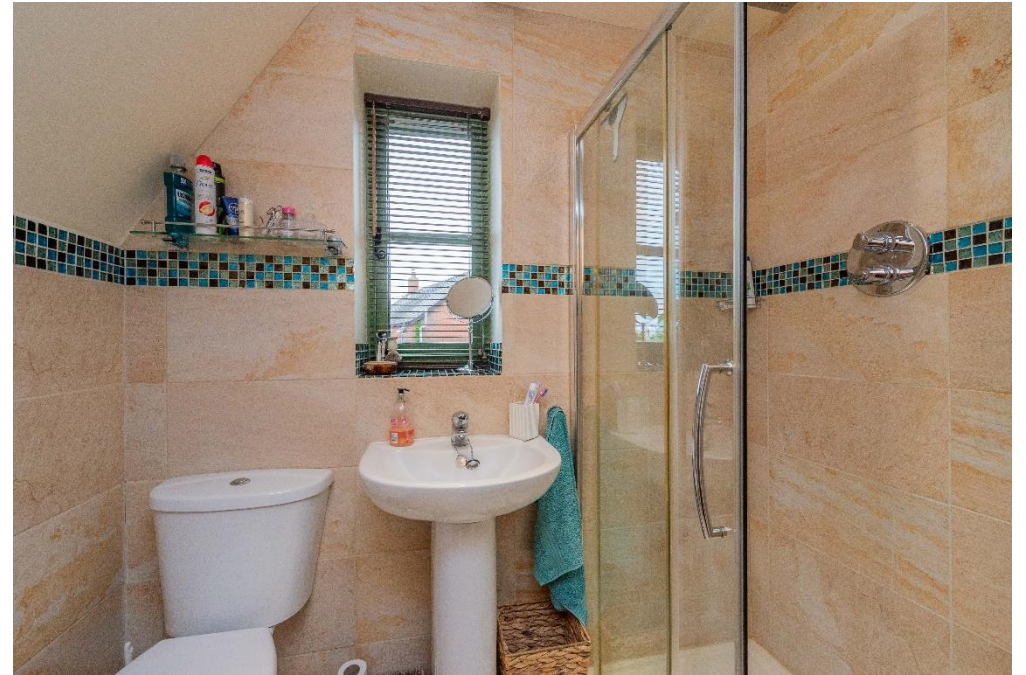
En Suite: 8' 9" x 3' 4" (2.66m x 1.01m) Shower cubicle with rainfall shower, pedestal wash hand basin and low level flush w.c. Tiled floor, part tiled walls, heated towel rail and extractor fan.

Bedroom 3: 12' 10" x 8' 8" (3.91m x 2.64m) max Two dormer windows and radiator.

Bedroom 4: 8' 11" x 8' 7" (2.73m x 2.61m) Dormer window and radiator.

Family Bathroom: 7' 5" x 5' 9" (2.26m x 1.75m) Panel bath, separate shower cubicle with rainfall shower, pedestal wash hand basin and low level flush w.c. Tiled floor, part tiled walls, heated towel rail, extractor fan and skylight.









Garage: 19' 10" x 10' 1" (6.04m x 3.08m) Firebird oil fired boiler, double doors to driveway and light/power facilities laid on.

Outside: The property is approached via a gated entrance onto a brick paved driveway. This leads to the single garage and pedestrian paths which lead around the property, bordered by lawned gardens and a larger paved patio to the one side. The gardens retain their privacy and are south-westerly facing, meaning that they benefit from sun for the majority of the day.

EPC Rating: EPC Rating -74|C

Council Tax Band: Council Tax Band - 'E'.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury.

Services: We are informed that the property is connected to mains electricity, water and drainage supplies. There is a private oil fired central heating system.

Tenure: We are informed that the property is freehold.

Directions: From the Agents offices in The Square turn right and proceed to the mini roundabout, take the third exit right. Continue out of the town past the Mere on the left handside and after approximately 5 miles you will enter the village of Cockshutt.

Pass the Woodcock public house on the right and take the 2nd turning right before the thatched cottage and the gated driveway to the property will be seen on the left hand side, just before the property known as Chapel Gates.

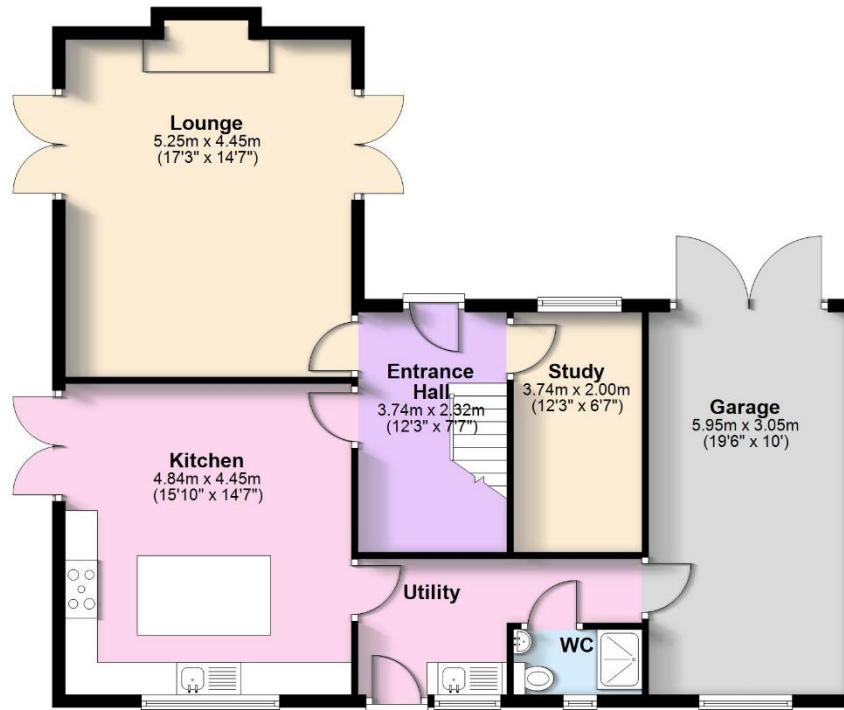
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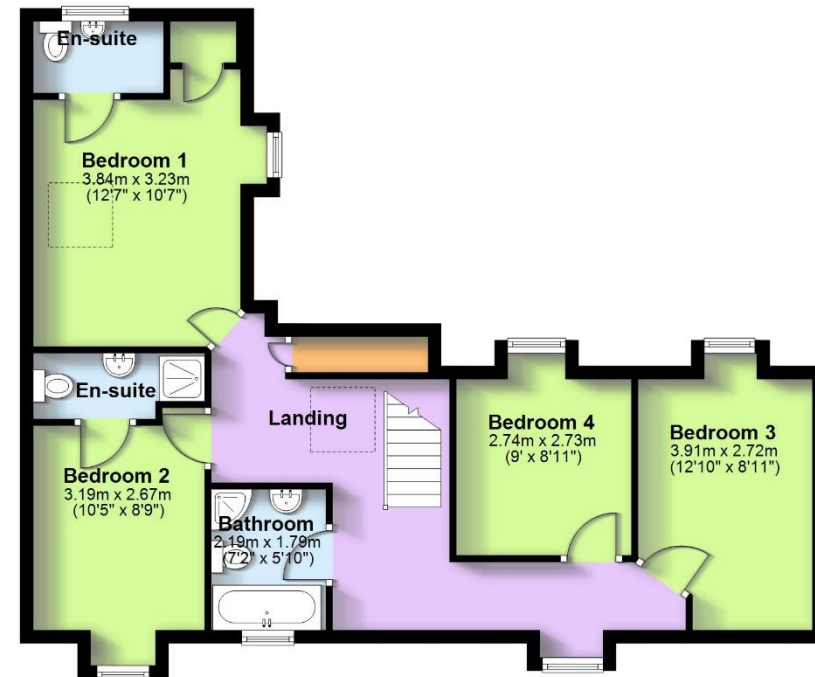
Ground Floor

Approx. 91.0 sq. metres (979.5 sq. feet)



First Floor

Approx. 69.4 sq. metres (747.4 sq. feet)



Total area: approx. 160.4 sq. metres (1726.9 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

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