Barbers

Meadow Gate, Shrewsbury Road, Cockshutt

Meadow Gate, Shrewsbury Road, Cockshutt, SY12 0JH

Offers in excess of £700,000

Beautifully appointed and spacious residence, thoughtfully designed for modern family living, entertaining, and working from home, with potential for multi generational living. Nestled on a generous plot with a private rear garden.

- **Executive Detached House**
- **Four Bedrooms, Master Ensuite**
- **Hall, WC, Utility**
- **Games Room/Gym**
- **Study, Lounge, Dining Room**
- **Open Plan Kitchen/Living Area**
- **Family Room**
- **Bathroom**

This outstanding residence offers a rare combination of space, quality, and flexibility. Whether you're hosting guests, working from home, or enjoying peaceful family time, this home delivers on every level. Early viewing is highly recommended to appreciate the full extent of what this exceptional property has to offer.

The entrance hall welcomes you with wood-effect tiled flooring, soft spotlighting, and a useful understairs storage cupboard. A stylish cloakroom with vanity unit and plinth lighting is located just off the hall. To the front, a dedicated study provides an ideal home office, while the spacious lounge at the rear features dual aspect windows, French doors to the garden, and a charming 'Clearview' stove with stone hearth and oak mantel. Pre-wired for home cinema, it's perfect for relaxing evenings.

The formal dining room offers a warm and inviting space for entertaining, while the heart of the home lies in the expansive open-plan kitchen, dining, and living area. The kitchen is fitted with a range of units, a central island with wine cooler, and integrated Neff appliances including a double oven, microwave, dishwasher, and induction hob.

The adjoining family room features bi-folding doors that open onto the patio, creating a seamless indoor-outdoor flow. A separate utility room provides additional storage and appliance space. A walk-in pantry (formerly a cloakroom) offers further storage and retains plumbing for a WC.

At the rear of the ground floor, a generous games room or gym with dual aspect windows provides a versatile space for recreation or fitness. This room also offers excellent potential for conversion into a self-contained annex (subject to the necessary planning permissions and consents), making it ideal for multi-generational living or guest accommodation.

The galleried landing is bright and spacious, with a built-in laundry cupboard. The principal bedroom includes mirrored wardrobes and a sleek en suite with walk-in shower, LED-lit mirror, and heated towel rail. Off the landing there are three further double bedrooms, two of which benefit from built in wardrobes. The family bathroom is finished to a high standard with a 'P' shaped bath with shower over, vanity unit with LED mirror, and ambient plinth lighting.

The property is approached via a tarmac driveway offering ample parking and turning space, leading to a double garage with electric doors, power, and lighting. The front garden is enclosed by mature hedging with a neat lawn, while wrought iron gates open to a private rear garden-mainly laid to lawn with a large patio area and slate borders planted with flowering shrubs. Outdoor lighting, electric sockets, and a wall tap complete the space.

LOCATION
Located in the picturesque village of Cockshutt, which benefits from a well-regarded primary school, a traditional pub, and an active Millennium Village Hall, along with scenic countryside walks.

The charming lakeside market town of Ellesmere is just 4–5 miles away, offering a wider selection of shops, cafés, and amenities. The A528 provides direct access to the historic county town of Shrewsbury (approximately 11 miles), with excellent road links to the A5 and M54 for travel to larger towns and cities beyond.

Cockshutt C of E Primary School is a short distance, with secondary options available in Ellesmere and Baschurch. A number of highly regarded independent schools are also nearby, including Ellesmere College, Moreton Hall, Oswestry School, Adcote School for Girls, and Shrewsbury School.

TENURE
We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES
We are advised that mains water, electricity and drainage are available. Oil Central Heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. https://checker.ofcom.org.uk/

DIRECTIONS
From Shrewsbury take the A528 North signposted towards Wem. In Harmer Harmer Hill follow the A528 taking a left-hand turn, signposted towards Cockshutt. Continue for approximately 6 miles until you reach the village of Cockshutt, where the property will be found shortly after on the left hand side.

LOCAL AUTHORITY
Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002 Council Tax Band G.

VIEWING
Please ring us on 01952 221 200 or Email: wellington@barbers-online.co.uk

METHOD OF SALE
For sale by Private Treaty.

AML REGULATIONS
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

WE 37941 040725

ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

LOUNGE 25' 6" x 13' 9" (7.77m x 4.19m)

DINING ROOM 14' 1" x 11' 7" (4.29m x 3.53m)

STUDY 13' 10" x 10' 1" (4.22m x 3.07m)

KITCHEN AREA 13' 0" x 12' 11" (3.96m x 3.94m)

DINING AREA 13' 10" x 15' 5" (4.22m x 4.7m)

FAMILY ROOM 14' 1" x 11' 7" (4.29m x 3.53m)

UTILITY ROOM 8' 9" x 13' 1" (2.67m x 3.99m) max.

GAMES ROOM 18' 8" x 21' 2" (5.69m x 6.45m)

BEDROOM ONE 13' 9" x 12' 8" (4.19m x 3.86m)

ENSUITE 7' 2" x 8' 5" (2.18m x 2.57m) max

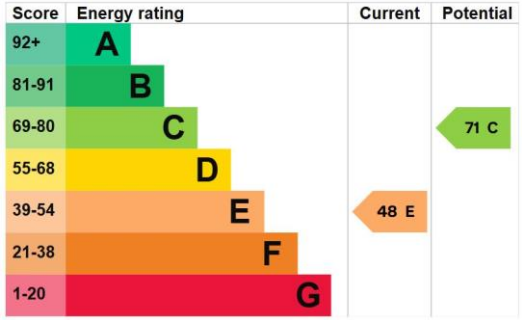
BEDROOM TWO 16' 6" x 13' 9" (5.03m x 4.19m)

BEDROOM THREE 11' 10" x 11' 8" (3.61m x 3.56m)

BEDROOM FOUR 10' 8" x 13' 8" (3.25m x 4.17m)

BATHROOM 7' 8" x 8' 5" (2.34m x 2.57m) max.

GARAGE 20' 4" x 19' 10" (6.2m x 6.05m)



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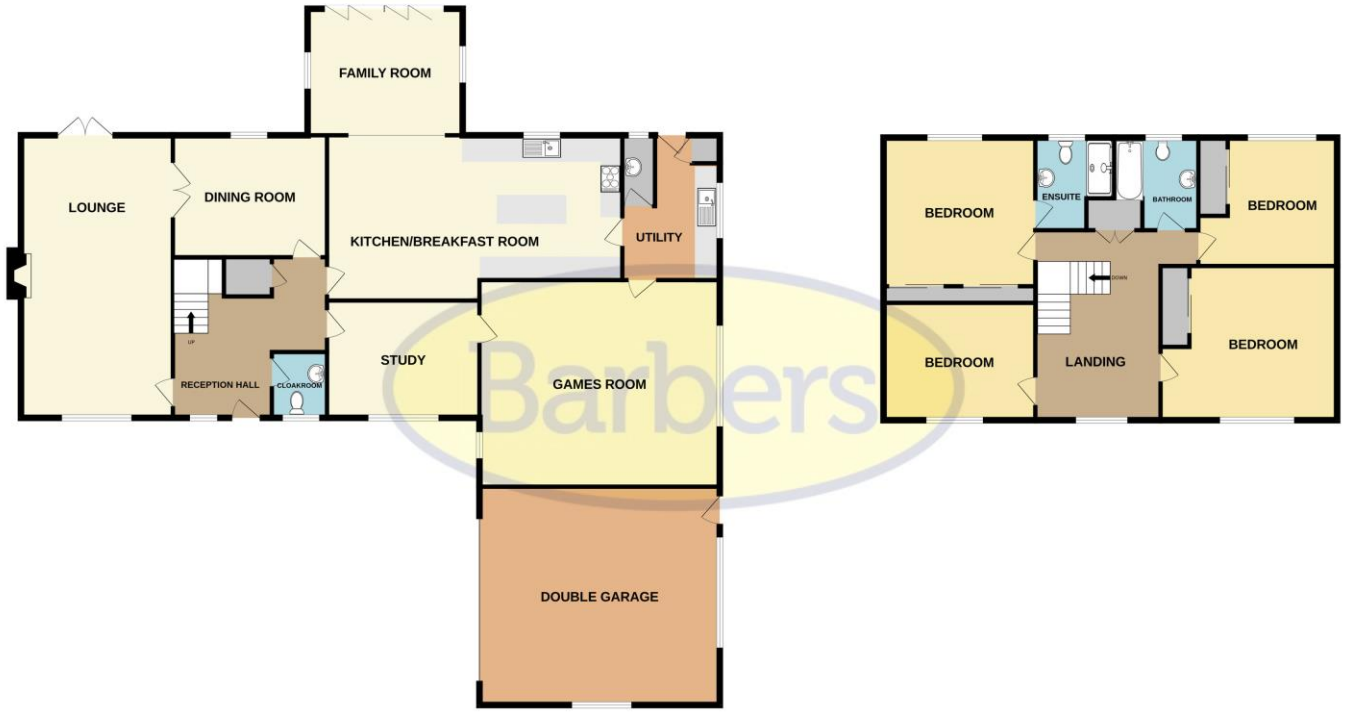
Helping *you* move

GROUND FLOOR
2338 sq.ft. (217.2 sq.m.) approx.

1ST FLOOR
1049 sq.ft. (97.5 sq.m.) approx.



TOTAL FLOOR AREA : 3387 sq.ft. (314.7 sq.m.) approx.

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Barbers

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