

# BOWEN

PROPERTY SINCE 1862



Asking Price £430,000

🏠 5 Bedrooms    🚿 2 Bathrooms

Cider House, Cockshutt, Ellesmere,  
Shropshire, SY12 0JQ

## Cider House, Cockshutt, Ellesmere, Shropshire, SY12 0JQ

### General Remarks

A bespoke, architect designed, detached spacious five bedroom family property situated on a private lane on the fringes of the village of Cockshutt. The property was completed in the year 2000 with custom sunset bricks and matching pointing; it includes new floor coverings and refreshed decoration. All newly fitted carpets and underlay include a 7 year stain warranty that is transferable to the new owners.

The mature front garden includes a wildlife pond with resident newts, dragonfly & frog with adjacent Cider Apple tree to greet visitors at the top of the driveway. Gated rear gardens reveal further lawns with a useful shed and fun Summer House at the end of a large patio area.

The property is warmed by oil fired central heating, has double glazing throughout, a large integral garage and ample off road parking provision. Offered for sale with no onward chain, internal inspection is essential in order to appreciate the generous living space and quiet location with countryside views that Cider House has to offer. Selected internal photos include Virtual Staging. Please follow the link to the video tour for an overview of the property in greater depth.



**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 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

A timber door at the front of the property leads into:

**Hallway:** 21' 0" x 6' 6" (6.39m x 1.98m) max. Stairs to first floor landing, understairs storage cupboard, radiator, central heating control and doors off to:

**Cloakroom:** 5' 1" x 3' 1" (1.56m x 0.93m) Low level flush WC, wash hand basin, radiator and vinyl flooring.

**Lounge:** 23' 0" x 9' 10" widening to 12' 5" (7.00m x 3.00m widening to 3.79m) Window to front aspect, brick fireplace (connection for oil fired heater – currently disconnected), two radiators, television/telephone points and glazed French doors to large patio and rear gardens.

**Dining Room:** 10' 6" x 10' 3" (3.20m x 3.12m) Window to front aspect, radiator and serving hatch to kitchen.

**Kitchen:** 14' 2" x 10' 5" (4.32m x 3.17m) Range of fitted base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink/drain. Space for range cooker with stainless steel extractor hood over. Integrated fridge, space and plumbing for dishwasher, Welsh slate floor, partially tiled walls, radiator, wrap around window to rear gardens and doors off to:

**Morning Room:** 11' 11" x 8' 11" (3.64m x 2.72m) max. Window to front aspect, radiator and television/telephone points.

**Utility Room:** 11' 11" x 8' 9" (3.62m x 2.67m) Fitted base units with inset stainless steel sink/drain. Space and plumbing for washing machine and tumble dryer. Plumbing available for fridge freezer with water dispenser/ice maker. Worcester Oil fired boiler, Welsh Slate floor, partially tiled walls, radiator, partially glazed door to side and internal door to garage.

**Stairs to first floor landing:** With half landing, airing cupboard with hot water cylinder, slatted shelves, access to boarded loft space with ladder and doors off to:

**Bedroom 1:** 15' 7" x 12' 5" (4.74m x 3.79m) Window to front aspect, radiator, telephone point and door to:

**Dressing Room:** 7' 2" x 4' 10" (2.18m x 1.47m) Radiator, Velux window and door to:

**En Suite:** 7' 3" x 7' 2" (2.21m x 2.18m) Suite comprising shower cubicle with Triton shower, pedestal wash hand basin and low level flush WC. Radiator, Velux window, partially tiled walls, tiled shelf behind sink and w.c., vinyl floor and extractor fan.

**Bedroom 2:** 9' 9" x 9' 5" (2.98m x 2.86m) Window to front aspect, built in wardrobe and radiator.

**Bedroom 3:** 9' 9" x 9' 8" (2.98m x 2.95m) Window to front aspect, built in wardrobe and radiator.

**Bedroom 4:** 9' 11" x 9' 10" (3.01m x 2.99m) Dual aspect windows to front and side, built in wardrobe and radiator.

**Bedroom 5:** 11' 11" x 10' 5" (3.63m x 3.17m) max Window to side aspect, built in wardrobe, radiator, Velux window and telephone point.

**Bathroom:** 10' 6" x 7' 2" (3.19m x 2.19m) Suite comprising panel bath with electric shower over, pedestal wash hand basin, low level flush WC and

[continued]









bidet. Radiator, extractor fan, tiled shelf behind bath, w.c. and bidet, vinyl flooring, partially tiled walls and two Velux windows.

**Integral Garage:** 16' 7" x 11' 11" (5.05m x 3.64m) Up and over wooden door to driveway, pedestrian door to utility, lighting and power facilities laid on.

**Outside:** The property is set within a generously sized plot with good sized, established gardens to both the front and rear. At the front of the property the driveway is bordered by lawns, hedges and a wildlife pond with gravelled paths with inset paving stones lead to the front

door and gated entrances to the back garden. Gravelled paths lead to the rear garden where there is a large paved patio, lawns, hedges and fence borders. Also included is a timber summer house.

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

**EPC Rating:** EPC Rating - Band 'D' (61).

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.  
Tel: 0345 6789000

**Council Tax Band:** Council Tax Band - 'F'.

**Services:** We are informed that the property is connected to mains water, electricity and drainage supplies. There is a private oil fired central heating system and all radiators have their own thermostats.

**Directions:** From Ellesmere head south on A495 towards Shrewsbury passing The Mere. Continue straight onto the A528 and proceed for approximately 5 miles into Village of Cockshutt. Continue through the village taking the right hand turn after The Woodcock Inn. Follow the road ahead and then turn left after the Parklands development on the right. Follow the road into the cul-de-sac and the property will be found on the left hand side.

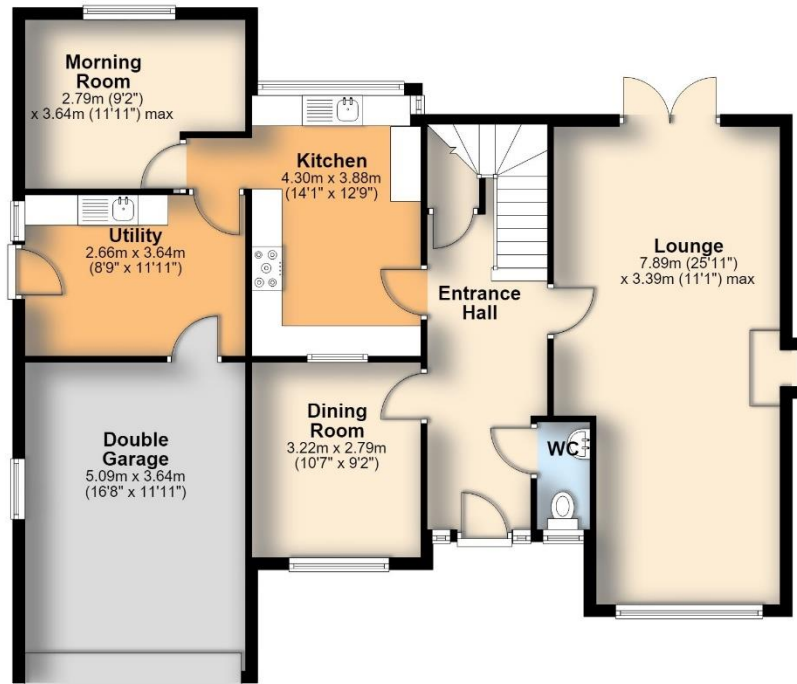
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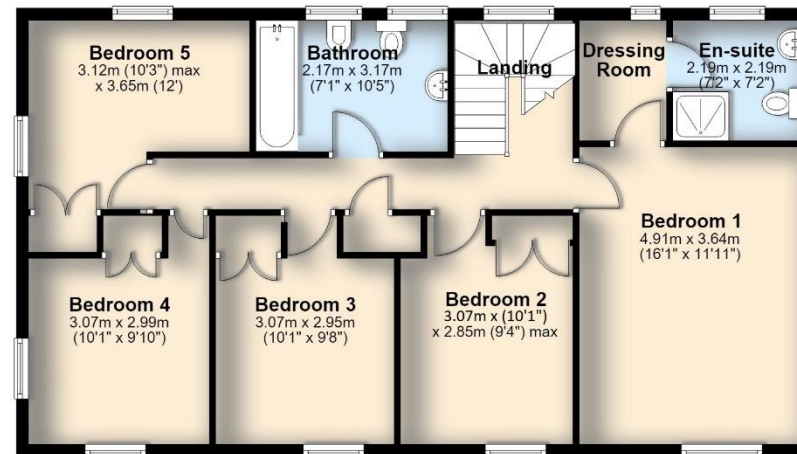
## Ground Floor

Approx. 101.5 sq. metres (1092.2 sq. feet)



## First Floor

Approx. 88.7 sq. metres (954.4 sq. feet)



Total area: approx. 190.1 sq. metres (2046.5 sq. feet)

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

