

# BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £495,000

 4 Bedrooms  2 Bathrooms  0.40 acres

Amber House, Dudleston Heath,  
Ellesmere, Shropshire, SY12 9LJ

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### General Remarks

An immaculately presented four bedroom barn conversion set in an exceptional plot extending to over 0.40 of an acre with extensive gardens and ample off road parking. Internally the accommodation is well planned and connects with the gardens by way of glazed doors leading off the Living Room.

The Master Bedroom also looks onto the gardens from the Juliet Balcony and includes an En Suite facilities. The gardens themselves are a most notable feature of the property and face due south with extensive improvements having been made to them by the current owners.

The property is warmed by gas fired central heating and is fully double glazed. Early inspection is highly recommended in order to appreciate this rare addition to the sales market.

**Location:** Amber House is situated in the parish of Dudleston being approximately 4 miles west of the popular market town of Ellesmere, offering the benefits of a rural location alongside proximity to



local facilities and transport links. The villages of St Martins and Gobowen contain a range of shops, a supermarket, Public Houses and amenities including Primary and Secondary Schools.

Ellesmere and Oswestry provide additional amenities while easy access onto the A5 and A483 provides links to the County town of Shrewsbury and the City of Chester. Gobowen has a train station which provides good rail links.

### Accommodation

An oak door leads from the parking area at the side of the property into:

**Reception Hall:** 14' 10" x 8' 0" (4.53m x 2.45m)  
Tiled floor, underfloor heating, stairs to first floor landing, understairs cupboard housing Worcester boiler and doors off to:

**Cloakroom:** 5' 6" x 3' 3" (1.67m x 0.99m) Tiled floor, underfloor heating, pedestal wash hand basin, low level flush w.c. and extractor fan.

**Living Room:** 14' 10" x 14' 2" (4.52m x 4.33m) max  
Brick fireplace with oak mantle, wood flooring, underfloor heating, TV/telephone points and glazed doors to the gardens.

**Open Plan Kitchen/Dining Room:** 23' 3" x 14' 10" (7.09m x 4.53m) max  
Modern range of fitted base/eye level wall units with oak worktops over and inset Belfast sink unit. Integrated double oven and hob with extractor hood over. Space for fridge freezer and washing machine. Integrated dishwasher, tiled floor, underfloor heating, TV point,

part tiled walls, spotlights to ceiling and glazed door to driveway.

**Stairs to first floor and landing:** Exposed beams, four skylights and doors off to:

**Bedroom 1:** 15' 9" x 11' 7" (4.81m x 3.52m) max  
- Includes En Suite Juliet balcony with views onto garden, exposed beams, radiator, TV point, telephone point and door to:

**En Suite:** 7' 9" x 3' 11" (2.36m x 1.19m) Suite comprising shower cubicle with mixer shower, pedestal wash hand basin and low level flush w.c. Tiled floor, part tiled walls, exposed beams, heated towel rail and extractor fan.

**Bedroom 2:** 15' 7" x 8' 2" (4.75m x 2.50m)  
Exposed beams, radiator and TV point.

**Bedroom 3:** 8' 7" x 8' 0" (2.61m x 2.45m)  
Exposed beams and radiator.

**Bedroom 4:** 8' 6" x 8' 0" (2.58m x 2.45m)  
Exposed beams and radiator.

**Family Bathroom:** 10' 10" x 6' 11" (3.29m x 2.11m) Suite comprising roll top bath with shower attachment, wash hand basin with vanity unit below and concealed flush w.c. Tiled floor, part tiled walls, heated towel rail, access to loft space, exposed beams, extractor fan and spotlights to ceiling.

**Outside:** The property is set within an extensive plot extending to just over 0.40 acres. A wide gravelled parking area leads from the access roadway, bordered by lawned areas and the property itself.









A pedestrian access gate leads through to the gardens which are south facing and include extensive lawns, paved patios, vegetable beds, flowering beds and paved paths leading through them. There is also a useful timber framed workshop building with light and power facilities laid on.

**EPC Rating:** Awaiting EPC assessment.

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

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

**Services:** We are informed that the property has mains gas, water, electricity and drainage connections.

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

**Directions:** From Ellesmere proceed out of the town along the B5068 into the village of Dudleston Heath. Continue through the village and towards the end of the straight, the access driveway to the property will be found on the left hand side, opposite a large white property known as the Chestnuts. Follow the driveway ahead and the barn will be seen on the left hand side.

<https://what3words.com/formation.typical.provoking>

## Get the most out of your property

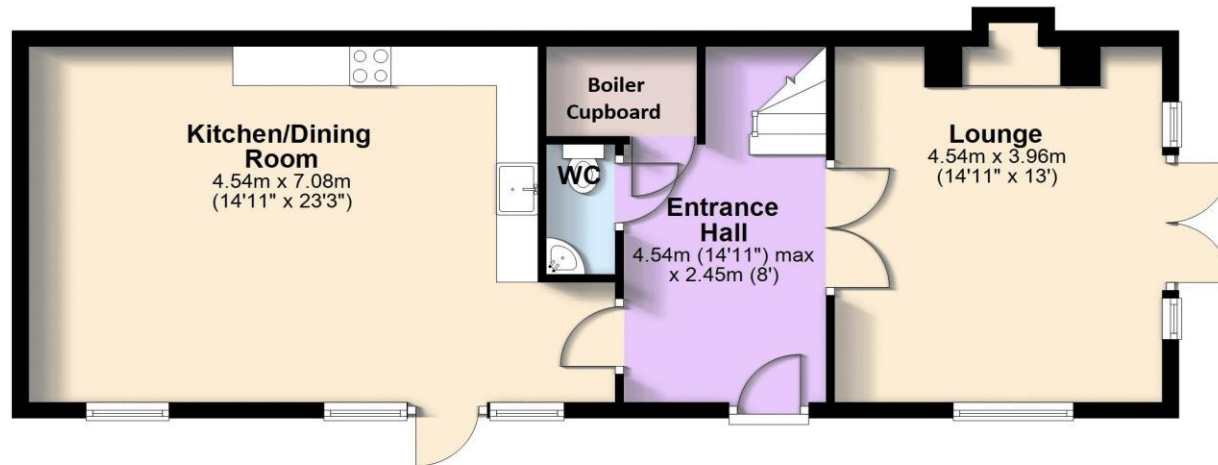
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## Start your property journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

## Ground Floor

Approx. 62.1 sq. metres (668.6 sq. feet)



## First Floor

Approx. 65.9 sq. metres (709.1 sq. feet)



Total area: approx. 128.0 sq. metres (1377.7 sq. feet)

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

