

Ayrshire House, Shrewsbury Road, Cockshutt, Shropshire, SY12 0JH

EN-SUITE SHOWER ROOM

Incorporating a slate floor with thermostatically controlled and timed electric underfloor heating, fully enclosed shower cubicle housing a thermostatically controlled high pressure shower, wash hand basin (H & C) mounted on a solid oak vanity unit with cupboard below, low flush wall mounted W.C., twin towel radiators, lime stone floor-to-ceiling tiling and ceiling lighting.

FAMILY BATHROOM

10'10" x 8'8" (3.30m x 2.64m)
With a suite comprising a corner bath with Whirlpool jacuzzi bath and tiled surround, pedestal hand basin (H & C) with tiled splash, low flush W.C., radiator, solid oak oiled flooring, velux window, inspection hatch to the roof-space, spot lighting and door into a full height built-in LINEN CUPBOARD.

BEDROOM 2

16'0" x 15'0" (4.88m x 4.57m)
With a carpet as laid, curtains, radiator and windows to two elevations (dormer and velux).

OUTSIDE

Access is gained over a tarmacadam drive leading to a car parking area with space to park four cars which gives access to the:

GARDENS

A Pedestrian access to the side of the property by a paved pathway leading through to a wrought iron gate and substantial brick wall forming the boundary with 3 coach lamps, along with additional garden lighting which also illuminates the path that leads to a large garden shed.

The front garden is enclosed offering a most private aspect being laid mainly to lawn with mature borders with shrubs and flowers. There is a Berkshire gravelled patio area bordered by an ornamental water feature.

The path extends along the front of the property to the side garden which again is laid to lawn, with attractive rockery corner garden.

The path continues and extends around to the rear of the property where again there is a lawned area and an attractive enclosed walled patio garden ideal for outside dining, barbecues etc.

SERVICES

Mains water, electricity and drainage are connected to the property. Oil fired central heating. The Vendor informs us that Broadband speeds are excellent, which reflects the proximity to the local telephone exchange. BT-infinity is predicted to be arriving soon (summer 2015).

TENURE

The property is said to be of freehold tenure and Vacant Possession will be given on completion of the purchase.

FIXTURES & FITTINGS

Fitted carpets will be included in the purchase price.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

COUNCIL TAX

The property is in Band ' D ' on the Shropshire Council Register. The payment for 2015/ 2016 is £1500.25.

VIEWING

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.



FOR SALE

Offers in the region of £279,995

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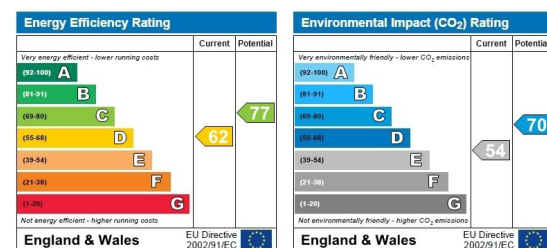
A superbly appointed and tastefully converted attached 4 bedroomed barn with attractively presented, yet easily managed, gardens in a private location in the popular North Shropshire village of Cockshutt. NO CHAIN.

Potential Apartment/Granny Flat layout.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FSA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 622 602

Ellesmere office:
The Square, Ellesmere, Shropshire, SY12 0AW
E. ellesmere@hallsgb.com



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Ellesmere (5 miles). Shrewsbury (13 Miles), Wem (8 miles)
 (All distances are approximate)



1 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- **Tastefully Converted Barn**
- **4 Bedrooms**
- **Private Gardens**
- **Annexe Potential**
- **Private Location**
- **No Chain**

DESCRIPTION

Ayrshire House is an immaculately presented and attractively appointed sandstone and brick period barn residence which has been converted with immense taste and skill providing spacious 4 double bedrooomed accommodation in excellent decorative order throughout.

At present, the property offers well-proportioned accommodation on two floors with an attractively appointed lounge, extensive fitted kitchen with utility off, 2 ground floor bedrooms (able to be used as alternative accommodation if required) and 2 first floor bedrooms with an en-suite shower room to the master.

Whilst great care has been taken to retain as many original features as possible including exposed ceiling and wall timbers, and exposed brick walling to various elevations, modern day requirements have been provided to include full oil fired central heating, double glazing, an oak fitted kitchen and a double garage.

Attractive easily managed lawned gardens surround the property on three sides which are private and able to be further landscaped according to ones individual requirements. There is a pleasant paved secluded patio/barbeque area to the rear of the property.

The sale of Ayrshire House does, therefore, provide an increasingly rare opportunity to purchase such a well-appointed and tastefully converted period barn residence with surrounding gardens in such a private yet convenient edge-of-village location.

The agents, therefore, strongly recommend an inspection as it should be of great interest to those seeking an individual or one-off type of property.

SITUATION

Ayrshire House is located on the edge of the popular North Shropshire village of Cockshutt which has excellent local amenities to include a Post Office/General Stores, Primary School, Church, Public House and a thriving Village Hall (including a hall and function room), a football field and a fenced & gated childrens play-ground. Whilst enjoying these amenities the nearby centres of Ellesmere* (5 miles) and Wem (5 miles) are, also, within easy motoring distance, both of which, have an excellent range of local shopping and recreational amenities. The county town of Shrewsbury* is also only 12 miles away.

* Served by a regular bus service from the village.

DIRECTIONS

From Ellesmere proceed on the A528 Ellesmere-Shrewsbury Road to the village of Cockshutt. Proceed through the village and the property will be located on the right hand side identified by an agents For Sale board. Ayrshire House is the rear barn.

THE ACCOMMODATION COMPRISES

A partly glazed Front Entrance Door with glazed side panel and coach light in to a:

RECEPTION HALL

With Kenton Jones solid oak flooring with inset natural slated area, radiator, exposed ceiling timbers, leading through to an:

INNER HALL

With solid oak flooring. Honeywell wall mounted thermostat for central heating, exposed ceiling timbers and door into the:

KITCHEN

18'3" x 10'8" (5.56m x 3.25m)

(Maximum, the room is L-shaped.) With an extensively fitted light oak kitchen incorporating a 1¼ bowl Franke fragmented granite sink unit (H & C) with mixer tap and waste disposal system with cupboards below, an extensive range of solid wood work surfaces incorporating a 4-ring Neff gas-on-glass hob with extractor hood above and storage cupboards below, further range of work surfaces with cupboards below, matching eye level cupboards, extensive wall tiling, integrated Neff fridge and freezer, fitted Neff electric fan oven with storage cupboard (designed to house a large microwave oven) above and below, further extensive range of L-shaped work surfaces with shelving, cupboards and drawers below, matching eye level cupboards with glazed fronted crockery cupboard, dado rail, radiator, porcelain tiled floor with mosaic inset feature tiles, satellite connection and aerial sockets, recessed spotlights to ceiling, double glazed window overlooking the patio area, and partly glazed door through to a:

UTILITY ROOM

9'0" x 6'7" (2.74m x 2.01m)

With a single drainer stainless steel sink unit (H & C) with tiled sill over, extensive range of rolled top work surfaces to either side, planned space and plumbing for appliances. Firebird S90 oil fired boiler supplying domestic hot water and central heating radiators, further work surfaces with cupboards below (one housing RJ45 Network distribution point), matching eye level cupboards, extensive wall tiling, ceramic tiled floor, inspection hatch to the roof space, Honeywell programmable time-clock for the central heating (connected to a thermostat in the hall) and partly glazed hardwood stable door to the rear garden.

A door leads from the Inner hallway in to a:

LOUNGE AND DINING AREA

18'7" x 27'10" (5.66m x 8.48m)

(The room is L-shaped.) With an attractive brick fireplace with raised quarry tiled hearth, 'Jotul' multi-fuel cast iron log/coal burning stove, exposed ceiling timbers, 4 windows to two elevations, three radiators, solid oak Kenton Jones flooring,

curtains, dimmer switches on wall and ceiling lights, phone socket, TV aerial socket, twin satellite connection and network sockets.

GROUND FLOOR SHOWER ROOM

With a tiled shower cubicle housing a Triton electric shower unit, wash hand basin set in vanity unit with double cupboard below, low flush W.C., radiator and tiled floor.

BEDROOM 3 (GROUND FLOOR)

15'8" x 10'8" (4.78m x 3.25m)

With a carpet as laid, radiator, velux roof light, satellite connection, BT Master socket, potential for alternative usage.

BEDROOM 4 (GROUND FLOOR)

16'0" x 15'0" (4.88m x 4.57m)

With a carpet as laid, exposed beamed ceiling, radiator, double glazed window overlooking the front gardens, satellite connection. Potential for alternative usage.

N.B

Bedrooms 3 and 4 could be connected to form a granny flat consisting of a bedroom and a lounge. An addition of a bathroom-en-suite, if required, should be reasonably straight forward.

A carpeted staircase leads from the Reception Hall up to a:

1ST FLOOR LANDING

With a Kenton Jones solid oak floor, radiator, roof lights, power points, recessed spot lights, built-in AIRING CUPBOARD housing the pressurised hot water cylinder with immersion heater and slatted shelving.

A door leads from the Landing through to a:

MASTER BEDROOM

14'4" x 14'2" (4.37m x 4.32m)

With a carpet as laid. Radiators, windows to two elevations (dormer and gable end), telephone extension point, radiator and door through to an: