



Potters Cottage is situated in a delightful rural area close to the nature reserve of Bettisfield Mosses. The property briefly comprises; Entrance Porch, Sitting Room, Dining Room, Kitchen, study and Shower Room whilst on the first floor there are three bedrooms and a Bathroom. To the exterior is a lawned garden with views over open countryside with extensive orchard to the front.

DESCRIPTION

Potters Cottage comprises a detached property of red brick construction under a slate roof boasting an Entrance Porch, Sitting Room, Dining Room, Kitchen, Study and Bathroom on the ground floor and 3 Bedrooms and a Bathroom on the first floor. Benefitting from hardwood sealed unit double glazing the property has oil fired central heating. The Rayburn range may be used for both cooking and central heating. Wood cladding compliments the rustic feel of the property and open eaves heights to the first floor provide for storage areas within the bedrooms as required.

To the exterior is a lawned garden with views over open countryside with extensive orchard to the front.



LOCATION

Potters Cottage is situated within the pleasant rural area adjoining the nature reserve of Bettisfield Mosses. Bettisfield is a highly regarded rural village located midway between Whitchurch and Ellesmere. Both are historic Shropshire market towns with a fine collection of period buildings providing shops and services that cater for every day need and with good road links allowing easy access to larger towns and cities within the North West and the Midlands.

DIRECTIONS

From Whitchurch proceed on the A495 towards Ellesmere and Oswestry. After approximately 9km (opposite Bettisfield Park) turn left towards Bettisfield. Proceed for approximately 1km where just after the church which is located on your right hand side there is a bridge over the former railway. Turning right immediately after the bridge takes you through the old station and back under the bridge where the property is located after approximately 500 metres on the left hand side.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

Window to side, pine clad ceiling, telephone socket. Wooden door into:

SITTING ROOM

12' 11" (max) x 16' 5" (3.94m x 5m)

Windows to front and side, 3 wall lights, coved ceiling, feature fireplace with 'Tiger' multi-fuel stove and oak beam above, television point, part panelling, double radiator.

DINING ROOM

16' 11" (under staircase) x 11' 11" (5.16m x 3.63m)

Part panelled walls, light beech effect units, wooden worksurface, tiled surround, cream coloured Rayburn with shelf above, smoke alarm, coved ceiling, windows to rear and front, staircase off and telephone socket. Archway into :





KITCHEN

13' 7" x 9' 9" (4.14m x 2.97m)

Window to rear, light beech effect base units and matching eye level wall units incorporating breakfast bar with wooden top, stainless steel sink unit with swan neck tap, space for washing machine, dishwasher, dryer, pine panel walls, exposed beam ceiling, strip lighting, wooden floor, double radiator, smoke alarm and door to outside.

STUDY

7' 9" x 6' 11" (2.36m x 2.11m)

Window to side, electric consumer box.



DOWNSTAIRS SHOWER ROOM

Comprising white suite of low level w.c., pedestal wash hand basin, separate enclosed shower cubicle with Triton electric shower, white tray, tiled surround, extractor fan, light with shaver socket, foam insulated immersion tank, solid wood flooring.

STAIRS AND LANDING

Part pine panel wall, velux light, laminated floor to landing, smoke alarm, exposed brick wall.

BEDROOM 1

12' 1" x 9' 01" (3.68m x 2.77m)

Window to side, oak effect flooring, original Victorian fireplace, door into store cupboard with hanging rail, shelving via ladder, pine cladding to ceiling, spotlighting, radiator.

BEDROOM 2

13' 0" x 6' 11" (3.96m x 2.11m)

Window to side, radiator, oak effect flooring, fitted wardrobe.

BEDROOM 3

8' 06" x 8' 0" (2.59m x 2.44m)

Window to side, oak effect flooring, ladder access to shelving, pine clad ceiling, spotlighting, and radiator.



BATHROOM

Comprising a white suite of panelled bath, low level w.c., pedestal wash hand basin, shower attachment taps, shower screen, part tiled and part tongue and groove, door into airing cupboard with shelving above, chrome heated towel rail, light with shaver socket, tiled floor, extractor fan.



OUTSIDE

Potters Cottage is approached via a stone driveway with mature hedging to either side and providing parking for several cars. A small brick wall divides the side garden which is laid to lawn with a further area leading to a patio and barbecue area with access from the Kitchen. There is external lighting and to the side of the property is a raised oil tank. The extensive orchard extends to 0.12 of an acre and is planted with a variety of fruit trees, 100 in total with screened hedging.

PURCHASE OPPORTUNITY

There is the opportunity to purchase both The Blueberry Farm and Potters Cottage together for a guide price of £650,000.

SERVICES

Mains water and electricity are connected. Septic tank drainage.

TENURE

Freehold. This should be verified prior to a legal commitment to purchase.

VIEWING

Strictly by prior appointment with the Agents' Whitchurch office on 01948 662281.

SALE PARTICULARS AND PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

MARKETING APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

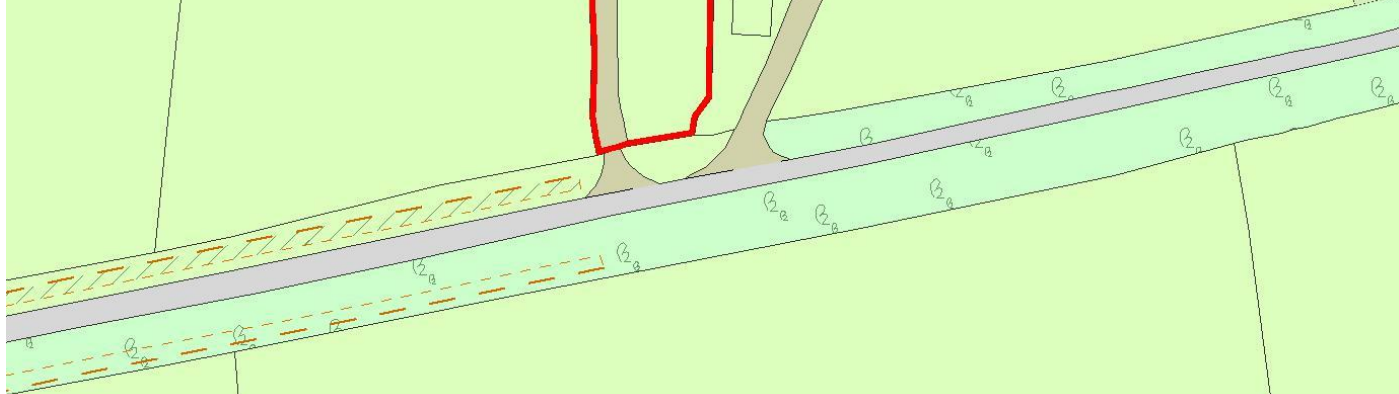
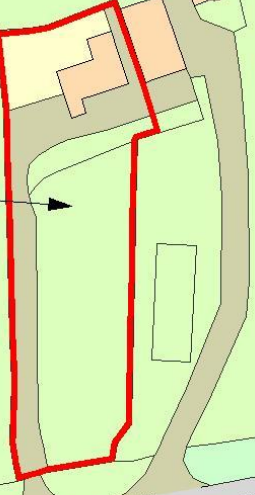




Potter Cottage

Tank

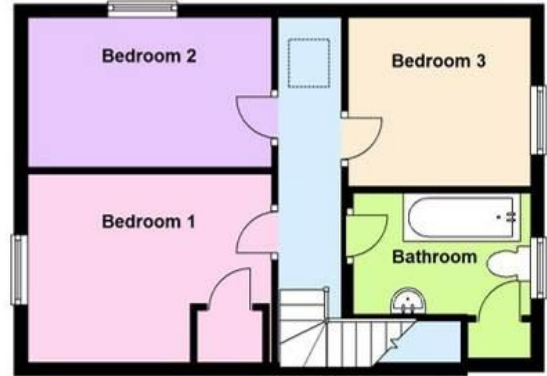
Area : 0.353 acres (0.143 ha)



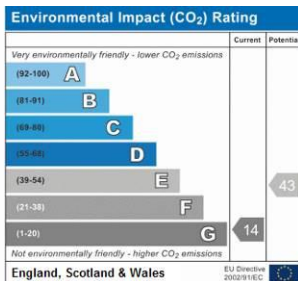
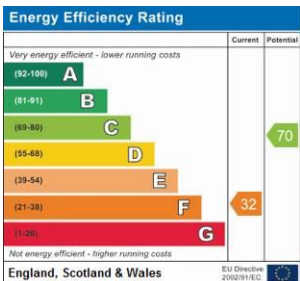
Ground Floor
Approx. 61.0 sq. metres (656.5 sq. feet)



First Floor
Approx. 35.5 sq. metres (382.0 sq. feet)



Total area: approx. 96.5 sq. metres (1038.5 sq. feet)



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