The Stables, Cockshutt, Nr Ellesmere, Shropshire, SY12 0JQ

With a fitted carpet as laid, a lovely range of exposed wall timbers, radiator, slightly sloping ceiling creating a cottage effect, double glazed window to rear elevation and a door in to an:

ENSUITE SHOWER ROOM
With a tiled enclosed shower cubicle, low flush WC suite, pedestal hand basin (H&C) with tiled splash and electric shaving light and socket over, radiator, ceiling down lighters and ceiling mounted extractor fan.

BEDROOM 2
10'1" x 9'9" (3.07m x 2.98m)
With a fitted carpet as laid, radiator, slightly sloping ceiling to one side creating a pleasant cottage effect and double glazed window to rear elevation overlooking the gardens.

FAMILY BATHROOM
With a suite comprising a panelled bath (H&C) with tiled surrounding walls, shower attachment and screen, pedestal hand basin (H&C) with tiled splash and electric shaving light and socket over, low flush WC, radiator, ceiling down lighters and ceiling mounted extractor fan.

OUTSIDE
The gardens are an attractive feature of the property and briefly comprise a paved patio area making a lovely setting for outside dining/entertaining etc., leading on to a mature shaped lawn flanked to one side by floral and herbaceous borders leading to a further gravelled sitting area, behind which stands the oil storage tank. There is a gravelled car parking area to the side of the property with room for parking at least two vehicles.

SERVICES
We understand that the property has the benefit of mains water, electricity and drainage.

TENURE
The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX
The property is in Band 'C' on the Shropshire Council Register. The payment for 2016/2017 is £1,380.52.

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

A most attractively appointed and extremely well presented 2 Bedroom semi-detached barn conversion of great style with gardens and parking, close to the centre of the popular north Shropshire village of Cockshutt, within easy reach of Ellesmere and Shrewsbury.
Ellesmere (5 miles) Wem (6 miles) Shrewsbury (12 miles) Chester (30 miles)
(All Distances Approximate)

DESCRIPTION
Halls are favoured with instructions to offer The Stables, in Cockshutt, for sale by private treaty. The Stables is a most attractively appointed, deceptively spacious and extremely well presented 2 Bedroom semi-detached barn conversion of great style with gardens and parking, close to the centre of the popular north Shropshire village of Cockshutt, within easy reach of Ellesmere and Shrewsbury.

The property, which was converted in 2011, provides deceptively spacious internal accommodation, retaining a number of original features, but providing all modern day requirements. The accommodation comprises a ground floor Reception Hall, Cloakroom, Kitchen and Lounge/Diner, together with two first floor Bedrooms [one with Ensuite Shower Room] and a Family Bathroom. The property has the benefit of double glazed windows, an oil fired central heating system and is presented for sale with any fitted carpets included in the purchase price.

The gardens are an attractive feature and briefly comprise an enclosed garden with a paved patio area, making an excellent area for outside dining/entertaining etc., leading on to a shaped lawn.

The property is further complimented by parking for two vehicles.

The sale of The Stables does, therefore, provide an unusual opportunity to purchase a 2 bedroom barn conversion of great character, presented to such a high standard, in this popular village. An inspection is highly recommended.

SITUATION
The Stables is attractively situated on the fringe of the well known and popular North Shropshire village of Cockshutt which has an excellent range of local amenities for a village of its size to include a general stores, public house, parish church, primary school and thriving village hall to name but a few. However, the village, is still within easy motoring distance of the nearby North Shropshire towns of Ellesmere (5 miles) and Wem (6 miles), both of which have an excellent range of local shopping, recreational and educational facilities. The county towns, also, of Shrewsbury (12 miles) and Chester (30 miles) and both within a comfortable drive.

DIRECTIONS
From Ellesmere, proceed in a southerly direction, towards Shrewsbury, on the A528 to the village of Cockshutt. In the centre of the village, turn in to the car park of The Leaking Tap and The Stables will be situated on your right hand side. Please note, there is no For Sale board at the property.

THE ACCOMMODATION COMPRISSES:
With a front entrance door opening in to a:

RECEPTION HALL
With fitted carpet as laid, radiator and door in to a recessed meter cupboard and further door in to a:

CLOAKROOM
With a tiled floor, low flush WC suite, pedestal hand basin (H&C) with mixer tap and tiled splash, radiator and opaque double glazed window to outside.

A glazed door leads from the Reception Hall in to the:

KITCHEN
12’6” x 6’4” (3.80m x 1.93m)
With a tiled floor, fully fitted kitchen comprising a stainless steel 1.5 bowl single drainer sink unit (H&C) with mixer tap and cupboards under, an L-shaped range of roll topped work surfaces to one side with base units below, matching integrated upright fridge freezer, wall tiling, integrated washer/dryer matching eye level units, a further range of roll topped work surfaces with a Indesit four ring halogen hob with Indesit oven below, tiled splash back and fitted extractor hood above, work surfaces to either side with base units below and an inset Mistral oil fired boiler which heats the domestic hot water and central heating radiators, with further matching eye level units above, radiator, double glazed window and partly glazed rear entrance door opening out to the rear gardens.

A door leads from the Reception Hall in to a:

LOUNGE/DINER
16’0” x 11’10” (4.88m x 3.61m)
(widening to 4.56m plus entry recess) With a fitted carpet as laid, two radiators, glazed double french doors leading out to the patio terrace and gardens beyond, carpeted staircase to first floor and a door in to an under stairs storage cupboard with fitted carpet as laid.

The carpeted staircase rises up to a:

FIRST FLOOR LANDING
With a continuation of the fitted carpet as laid, roof light window and double doors in to a recessed wardrobe with hanging rail and storage shelf over.

BEDROOM 1
13’11” x 9’9” (4.24m x 2.98m)

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