



FOR SALE

Asking price £625,000

Ivy Rose Cottage, Cruckmore Lane, Prees Green,
Whitchurch, Shropshire, SY13 2BS

A fine period six bedroom equestrian property having paddocks of 4.5 acres or thereabouts. This very well appointed family home enjoys a tranquil, rural setting with countryside views, has spacious living accommodation giving the possibility of a self contained ground floor annexe, and boasts a range of outbuildings to include double garage, stables, tack room, hay barn and shelter. Inspection is highly advised.



Prees 1 mile, Whitchurch 6 miles, Wem 6 miles, Shrewsbury 15 miles, Chester 26 miles. All distances are approximate.



- **Detached Equestrian Property**
- **4.5 Acres Or Thereabouts**
- **Beautifully Presented**
- **Six/Seven Bedrooms**
- **Outbuildings**
- **Rural Location**

DESCRIPTION

Ivy Rose Cottage is a fine period six bedroom equestrian property having landscaped gardens and paddocks of 4.5 acres or thereabouts, and boasts a range of outbuildings to include double garage, stables, tack room, hay barn and shelter.

This beautifully presented family home has excellent living accommodation and provides the additional opportunity of creating a self contained ground floor annexe.

The property enjoys three reception rooms, a lovely kitchen/breakfast room, a further kitchen/utility with adjoining ground floor shower room. To the first floor there is a lovely master bedroom with walk-in wardrobe and en-suite bathroom. There are five further first floor bedrooms, and a family bathroom.

The property is fully double glazed and benefits from Oil fired radiator heating.

LOCATION

The property is situated in a quiet and tranquil position on the edge of Prees Green, close to Lower Heath which has a well renowned primary school and is within short travelling distance of Prees, Whitchurch and Market Drayton where good shopping, schooling and recreational facilities are available.

The larger towns of Shrewsbury, Chester and Telford are within daily commuting distance.

ENTRANCE HALL

A feature half glazed door opens into the entrance hall which is L shaped and has a window to the side overlooking the garden, two radiators, turning stairs to the first floor with a small storage area below, telephone point, doors to the dining/family room, the kitchen/breakfast room and the sitting room.

LOUNGE

6.76m min x 3.66m max (22'2" min x 12'0" max)

Formerly two rooms and having two windows to the front and one to the side, fireplace with fitted 'Clearview' wood burning stove on a stone hearth, two radiators, timber door to the lobby.

DINING ROOM

4.14m x 3.48m (13'7" x 11'5")

Window to the side having garden views, double doors to the rear garden area having lovely countryside views, radiator, fitted wall light, TV point, timber door to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

4.95m x 4.14m (16'3" x 13'7")

Fitted with a ceramic 'Butler' sink inset into timber work surfaces, having a range of cream base and wall units giving a wide array of storage options, fitted two ring 'AGA' having two ovens below, tiled splash backs, ceramic tiled floor, flush fitted spot lighting, ceiling beams, open doorway to the rear lobby.

REAR LOBBY

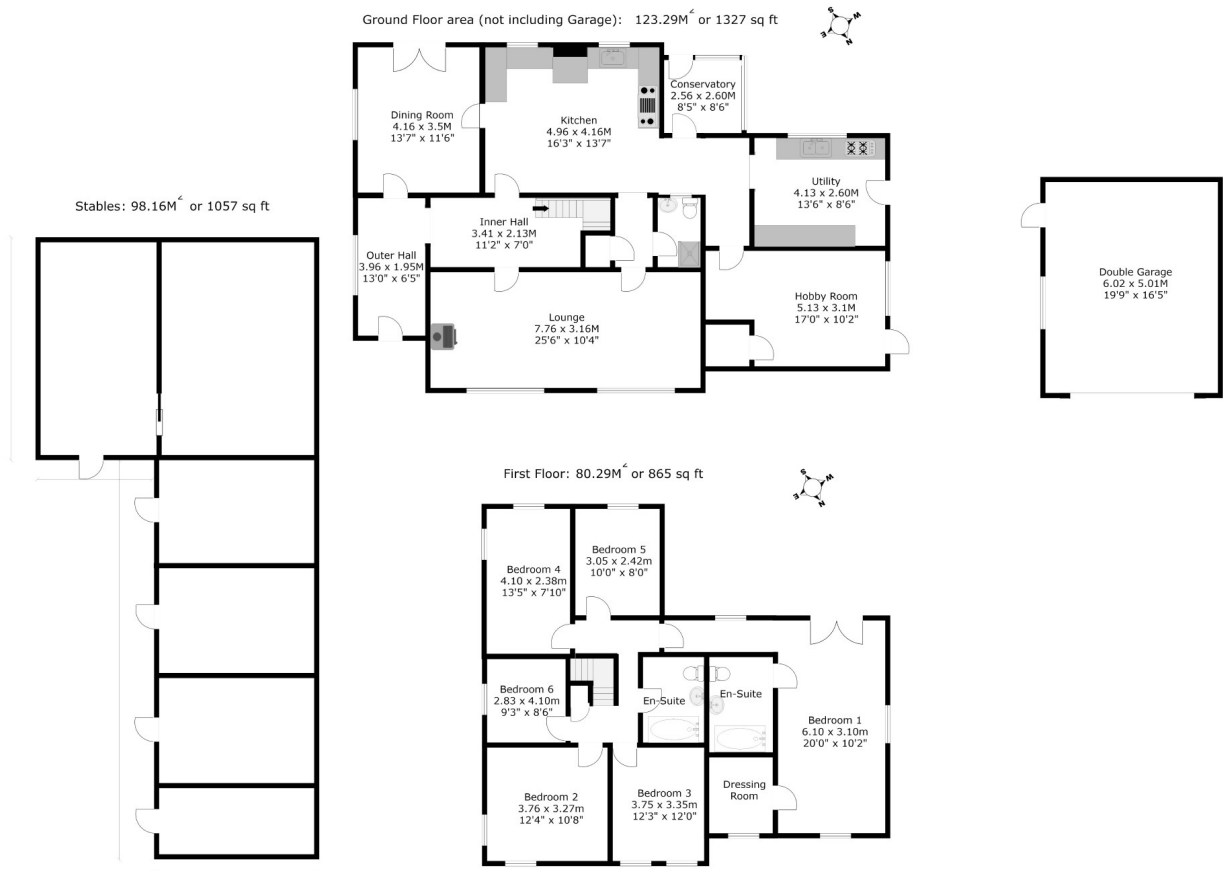
Lobby area which has under stairs storage cupboard and doors to the sitting room and the shower room.

SHOWER ROOM

Fitted with a white suite comprising a corner enclosure with electric shower, pedestal wash basin, low level WC, chrome towel rail radiator, painted timber to half wall height, ceramic tiled floor, spot lighting, extractor fan.

SUN PORCH

Door to the rear garden, windows to two sides, wall light, ceramic tiled floor, access to the rear hall.



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



4 Reception
Room/s



6 Bedroom/s



3 Bath/Shower
Room/s



REAR HALLWAY

Radiator, ceramic tiled floor, doors to the hobby room/bedroom seven, door to the;

KITCHEN/UTILITY ROOM

4.06m x 2.62m (13'4" x 8'7")

Fitted with a stainless steel, single drainer one and a half bowl sink with mixer tap, inset into work surfaces, and having a matching range of cream base and wall units, tiled splash backs, ceramic tiled floor, plumbing for a dishwasher and washing machine, space for a range with stainless steel cooker hood above, flush fitted spot lighting, ceiling beams, door to the side thatch covered porch, window to the rear having garden views.

HOBBY ROOM/BEDROOM SEVEN

5.11m x 3.35m (16'9" x 11'0")

Double doors to the courtyard garden area, radiator, built-in storage cupboard. This room, together with the shower room and the kitchen/utility room would make a self contained annexe with very little work required to make the alteration.

FIRST FLOOR LANDING

L shaped landing having a fitted daylight tube, built-in linen cupboard, timber latch doors to all principal rooms.

MASTER BEDROOM

6.15m x 3.12m (20'2" x 10'3")

The measurement excludes the door recess. Windows to three elevations all having lovely views, double doors to the rear having a wrought iron Juliet balcony rail, three radiators, exposed roof trusses and beams with spot lighting attached, TV point, latch doors to the en-suite and the walk-in wardrobe which measures 7'3" x 6'2" and has a window to the front with lovely views, ceiling beam and spot lighting.

EN-SUITE BATHROOM

2.72m x 1.80m (8'11" x 5'11")



A period white suite comprising a 'claw foot' stand alone bath having a mixer tap and shower attachment, pedestal wash basin, WC with period style high cistern, chrome towel rail radiator, fully tiled walls, ceiling beam, loft access point, fitted daylight tube.

BEDROOM TWO

3.73m max x 3.35m (12'3" max x 11'0")

Window to the front having lovely countryside views, radiator.

BEDROOM THREE

3.76m max x 3.28m (12'4" max x 10'9")

Windows to the front and side having lovely countryside views, radiator.

BEDROOM FOUR

4.09m x 2.39m (13'5" x 7'10")

Window to the side and rear having lovely countryside views, radiator, exposed ceiling beam, spot lighting.

BEDROOM FIVE

3.05m x 2.41m (10'0" x 7'11")

Window to the rear having lovely countryside views, radiator, exposed ceiling beam, spot lighting.

BEDROOM SIX

2.82m x 2.57m (9'3" x 8'5")

Window to the front having lovely countryside views, radiator.

FAMILY BATHROOM

Fitted with a white suite comprising a panelled bath with plumbed in shower over and glass splash screen, pedestal wash basin, WC with period style high cistern, towel rail radiator, fully tiled walls, shaver point and extractor fan.



OUTSIDE FRONT

The property is approached via a five bar gate that leads to a gravelled car parking area that gives ample parking space for cars or horse boxes. A further five bar gate leads to the rear paddocks, opening to the loose boxes and gated access to the rear gardens. To the front of the property is principally laid to gravel with a copper beech hedge boundary and a drive leads to the double garage, a further gate leads to the front door.

SIDE AND REAR GARDENS

There are landscaped gardens to the side and rear of the cottage with lawns, seating areas, raised flower and shrub beds and borders with walkways throughout, vegetable plot. A pathway leads to the stables and gates open onto the paddocks.

DOUBLE GARAGE

5.94m x 5.00m (19'6" x 16'5")

Double width garage with one up and over door, power and light connected, window and door to the side courtyard garden.

OUTBUILDINGS

The property benefits from four stables, a tack room, hay store and winter shelter.

ENCLOSURES

The paddocks are divided into fenced enclosures and total approximately 4.5 acres or thereabouts.

DIRECTIONS

From Whitchurch travel south on the A41 toward Prees Heath, At the rounabout, take the second exit onto the A49 toward Shrewsbury. Proceed for approximately 5 Miles and turn left onto the B5065 signposted Hodnet and Market Drayton, proceed for half a mile and turn left into Cruckmoor Lane, after a short distance the property will be found on the left hand side identified by our for sale board.

COUNCIL TAX

For Council Tax details, contact Shropshire Council on 0345 6789002.

SERVICES

Mains water and electricity are understood to be connected, there is septic tank drainage and oil fired central heating. None of these services have been tested.

TENURE

We understand that the property is of Freehold tenure, although purchasers must make their own enquiries via their solicitor.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230. You can also find Halls properties at www.rightmove.co.uk and onthemarket.com
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