



FOR SALE

Offers in the region of £659,995

Horseshoe Cottage, Horseshoe Lane, Dudleston Heath, Nr Ellesmere, SY12 9JT

A most attractive 4/5 bedroom period extended country cottage with a detached single storey annexe, super gardens and land, extending, in all, to around 3 acres, situated in a private rural location on the outskirts of Dudleston Heath.



Ellesmere (2.5 miles), Oswestry (8.5 miles) and Shrewsbury (18.5 miles).
(All distances approximate).



- **Detached extended country cottage**
- **Immense charm & character**
- **Detached single storey annexe**
- **Super gardens**
- **Ext., in all, to around 3 acres**
- **Private location**

DESCRIPTION

Halls are delighted with instructions to offer Horseshoe Cottage, Dudleston Heath, near Ellesmere for sale by private treaty.

Horseshoe Cottage is a most attractive 4/5 bedroom period extended country cottage with a detached single storey annexe, super gardens and land, extending, in all, to around 3 acres, situated in a private rural location on the outskirts of Dudleston Heath.

The internal accommodation, which has been lovingly restored and extended by the current vendors, who have owned the property for a number of years, provides, on the ground floor, an excellent farmhouse style kitchen/breakfast room, Living Room with a super inglenook fireplace, and three further reception rooms, a Conservatory/Sun Room and a ground floor Shower Room, together with five first floor Bedrooms (one of which is a Landing Bedroom) accessed via two staircases together with two Ensuite Bathrooms and an Ensuite Shower Room. The property benefits from a mains gas fired central heating system, partially double glazed windows and boasts a wealth of charm and character throughout.

Outside, there is a detached single storey one bedroom annexe positioned to one side, a short distance from the main house, providing a Sitting Room, Kitchen, Bedroom, Bathroom and Shower Room, which provides a purchaser with a number of possibilities, whether it be for use as an Annexe/Holiday Let/Home Offices etc.

The gardens are a super feature of the property and have been attractively landscaped by the current vendors to provide extensive lawns and well stocked floral and herbaceous borders, containing a number of mature shrubs, bushes and trees.

The land is an interesting feature of the property and is retained within three principal enclosures of permanent pasture, ideal for the grazing of a variety of animals. There is an attractively set pool in the front paddock providing a haven for wildlife with a large decked area providing an ideal space for outdoor entertaining.

The sale of Horseshoe Cottage does, therefore, provide a very rare opportunity for purchasers to acquire a substantial period detached extended period country cottage with super gardens and grounds, situated in this extremely popular rural location, yet, convenient to the popular town of Ellesmere.

SITUATION

Horseshoe Cottage is situated on the edge of the well known North Shropshire village of Dudleston Heath, which has good local amenities for a village of its size to include a parish church, primary school and local bowls/tennis club. Whilst enjoying its location, it is only approximately 2.5 miles from the North Shropshire town of Ellesmere which has an excellent range of local shopping, recreational and educational facilities. The larger centres of Shrewsbury (18.5 miles) and Oswestry (8.5 miles) are both, also, within easy motoring distance, both of which, have a more comprehensive range of amenities of all kinds.

DIRECTIONS

From Ellesmere proceed on the B5068 (St. Martins road) for approximately 1.5 miles and turn right in to Horseshoe Lane. The property will be situated on your left hand side after a short distance, identified by a Halls 'For Sale' board.

THE ACCOMMODATION COMPRISES:

A solid front entrance door opening in to an:

ENTRANCE PORCH

With windows to either side, bench seat to either side and a part stained glass entrance door in to the:

RECEPTION HALL

With an internal window through to the Conservatory and door in to the:

LIVING ROOM

27'11" x 12'6" (8.50m x 3.80m)

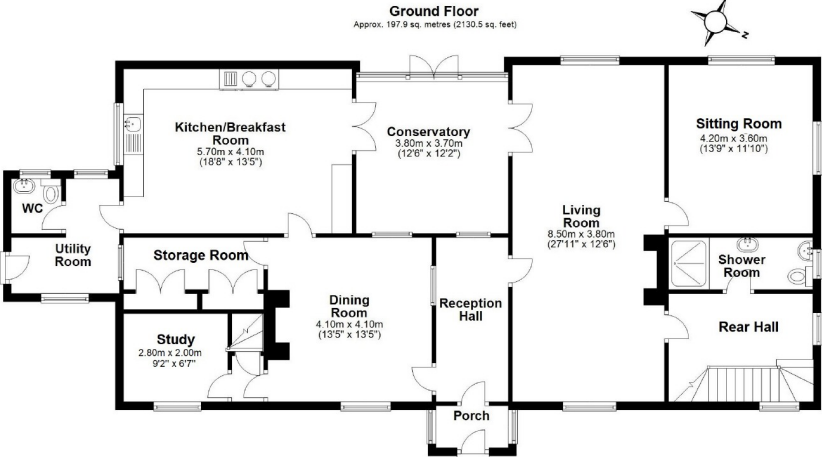
With a super inglenook fireplace with inset multi fuel burning stove standing on a raised hearth, exposed ceiling and wall timbers, windows to front and rear elevations, radiator and a door in to the:

SITTING ROOM

13'9" x 11'10" (4.20m x 3.60m)

With a windows to rear and side elevations, radiator and exposed ceiling timbers.

REAR HALL



Total area: approx. 327.9 sq. metres (3529.4 sq. feet)

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



5 Bedroom/s



4 Bath/Shower
Room/s



With a staircase to first floor, windows to front and side elevations, radiator, exposed ceiling timbers and a door in to a:

DOWNSTAIRS SHOWER ROOM

With a pedestal hand basin (H&C), low flush WC, bidet, fully tiled shower cubicle with mains fed shower and a radiator.

DINING ROOM

13'5" x 13'5" (4.10m x 4.10m)

With a window to front elevation, exposed brick fireplace with raised tiled hearth and open firegrate, radiator, internal window through to Conservatory, exposed ceiling and wall timbers and door in to a:

STORAGE ROOM

With a larder cupboard, fitted storage cupboards, exposed ceiling timbers and a radiator.

KITCHEN / BREAKFAST ROOM

18'8" x 13'5" (5.70m x 4.10m)

With tiled flooring and a fitted kitchen including a 1.5 bowl sink unit (H&C) with swan necked mixer tap with double cupboard below, wood block work surface areas with base units incorporating cupboards and drawers, a five door Aga with two hotplates and warming plate, matching eye level cupboards, exposed ceiling timbers, double glazed window to side elevation, further work surface area with base units incorporating cupboards and drawers, matching eye level cupboards, shelving and a door in to a:

UTILITY ROOM

With a ceramic tiled floor, partly glazed door leading out to the side of the property, window to front elevation, radiator and a door in to a:

DOWNSTAIRS CLOAKROOM

With a corner hand basin (H&C), low flush WC, opaque glazed window to rear elevation.

CONSERVATORY / SUNROOM

13'0" x 12'5" (3.952m x 3.776m)

With ceramic tiled floor, double opening doors opening out to the rear and doors in to the Living Room.

INNER HALL

With carpeted stairs to first floor and door in to the:



STUDY

9'2" x 6'7" (2.80m x 2.00m)

With a window to front elevation, shelving, exposed ceiling timber, radiator.

FIRST FLOOR LANDING AREA:

With a window to front elevation, door in to an airing cupboard housing the Worcester gas fired central heating boiler and doors in to:

BEDROOM 2

16'5" x 13'5" (5.00m x 4.1m)

With a window to rear elevation, recessed storage cupboards, fitted wardrobes, radiator and door in to an:

ENSUITE BATHROOM

With a bath (H&C) with mixer tap and shower attachment, pedestal hand basin (H&C), low flush WC, wall mounted radiator/towel rail, opaque window.

BEDROOM 3

13'5" x 13'5" (4.10m x 4.10m)

With a window to front elevation, attractive fireplace with open firegrate (blocked off), radiator, exposed ceiling timbers, recessed hanging rail and door in to an:

ENSUITE SHOWER ROOM

With a pedestal hand basin (H&C), low flush WC, corner tiled shower cubicle with mains fed shower, rooflight and heated towel rail.

A second staircase rises from the Rear Hall up to a:

SECOND LANDING AREA:

BEDROOM 1

19'0" x 14'5" (5.80m x 4.40m)

With windows to rear elevation, exposed ceiling timbers, radiator and a door in to a:

DRESSING ROOM

With a Velux rooflight, vanity area, radiator, double sliding doors in to a fitted wardrobe with hanging rails to either side with shelving, a further door in to a recessed wardrobe with hanging rails and door leading in to the:



ENSUITE BATHROOM

With a circular sink unit (H&C) with mixer tap, low flush WC, tiled bath (H&C) with mixer tap and shower attachment, bidet, opaque window to side elevation, heated towel rail/radiator. There is a Jack and Jill arrangement with Bedroom 4.

BEDROOM 4

13'9" x 11'10" (4.20m x 3.60m)

With a fitted carpet as laid, window to rear elevation, radiator and a door in to:

BEDROOM 5

10'6" x 10'2" (3.20m x 3.10m)

With a window to side elevation, radiator, exposed ceiling timbers.

OUTSIDE

The property is approached from a small country lane over a long gravelled drive, bordered to either side by low level brick walling, retaining well stocked floral and herbaceous borders, leading to a parking and manoeuvring area to one side and the front of the property.

GARDENS

The gardens are a super feature of the property and have been attractively landscaped by the current vendors to provide extensive lawns to the front bordered by floral and herbaceous borders containing maturing shrubs, plants and bushes with a central gravelled path leading to the land. To one side of the property is an attractive courtyard area which has been paved and gravelled, providing a further space for sitting out and is fronted by a:

DETACHED ANNEXE

Kitchen 3.6m x 2.5m (11'11" x 8'4")

Inner Hallway

Lounge 4.2m x 2.8m (12'4" x 9'5")

Shower room

Bedroom 3.8m x 2.9m (13'11" x 9'5")

Ensuite Bathroom

OUTBUILDING

29'6" x 8'2" approx (9m x 2.5m approx)

A most useful building of brick and slated roofed construction comprising a Laundry room, Bike store, Workshop and Storage room.

LAND

The land is an attractive feature of the property and is retained within three principle enclosures of predominantly permanent pasture, ideal for the grazing of a variety of animals. In one of the enclosures is a natural pool, providing a haven for wildlife with an excellent central decked area, providing a super outdoor entertaining space. There is a field shelter, an orchard area, vegetable garden area, greenhouse and timber garden storage shed.

SERVICES

We understand that the property has the benefit of mains water, gas and electricity. Drainage is to a private system.

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 ' F ' on the Shropshire Council Register. The payment for 2018/2019 is £2410.72.

FOR SALE

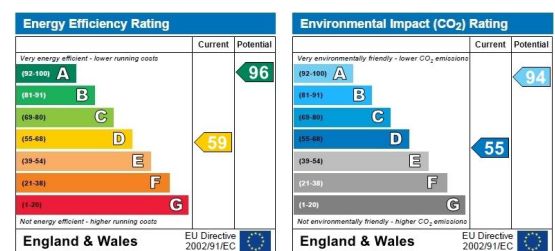
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 622 602

Ellesmere office:

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



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