

BOWEN

PROPERTY SINCE 1862



Offers in Excess of £399,995

 3 Bedrooms  1 Bathroom

Coronation Cottage, Criftins,
Ellesmere, SY12 9LN

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General Remarks

An excellent opportunity to acquire an immaculately presented detached country property with useful outbuildings providing flexible and deceptively spacious accommodation standing in gardens and grounds extending to 0.29 of an acre (0.11 ha) or thereabouts.

Situated on the periphery of the small village of Criftins, the property enjoys views over the adjoining countryside.

Coronation Cottage was originally built around the 1890's with later extensions. The gardens themselves are a most notable feature and are well stocked with a variety of established shrubs and trees.

An additional benefit to the property is the versatile outbuildings providing potential for a variety of other uses (ie) home office, studio etc. There is also a detached double garage with useful storeroom above. Separate carport & ample parking.

The property is warmed by gas heating and is fully double glazed.

Internal inspection is essential in order to fully appreciate this addition to the sales market



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Old Town Hall The Square Ellesmere Shropshire SY12 0EP

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Location: The property occupies an enviable, semi-rural location in the picturesque North Shropshire countryside on the fringes of Dudleston Heath approximately 2 miles from Ellesmere. The village of Dudleston Heath benefits from a Primary School, Parish Hall and small Post office. The nearby market towns of Ellesmere and Oswestry offer a wide range of local shops and recreational facilities. A more comprehensive range of services and amenities can be found in the nearby towns of Shrewsbury, Wrexham and the City of Chester. Dudleston Heath is within easy commuting distance of the A5 & A483 while the nearby train station at Gobowen offers direct rail links to Birmingham, Manchester & beyond.

Entrance Hall: 'Drayton' thermostat control switch, radiator.

Boiler Room: 7' 1" x 3' 5" (2.15m x 1.04m) Wall shelves, wall mounted 'Potterton' gas boiler, power and light.

Fully Tiled Shower Room: 6' 10" x 4' 4" (2.08m x 1.32m) Fully tiled shower cubicle housing 'Triton T80s' electric shower, vanity sink unit with wall mirror & downlights above, low level flush wc, radiator.

Snug/Study: 11' 1" x 7' 11" (3.37m x 2.42m) Bay window, understairs storage cupboard, radiator.

Lounge: 13' 11" x 12' 2" (4.25m x 3.72m) Dual aspect windows, feature chimney surround with coal effect gas fire set on a raised tile hearth, two radiators.

Kitchen: 14' 0" x 9' 0" (4.27m x 2.74m) Tile floor, spotlights to ceiling. Range of fitted wall cabinets and matching base units with worktop surface above, stainless steel sink and drainer with mixer tap, integrated refrigerator and space for washing machine.

Living/Dining Room: 14' 3" x 14' 0" (4.35m x 4.27m) Tile floor. Dual aspect windows, radiator, door leading to outside.

Stairs to First Floor and Landing Area: 10' 9" x 6' 0" (3.27m x 1.84m) Access to roof space, radiator.

Bedroom One: 12' 2" x 10' 11" (3.71m x 3.34m) Built-in wardrobes to one wall, two radiators.

Bedroom Two: 10' 9" x 7' 10" (3.27m x 2.40m) Dual aspect windows, radiator.

Bedroom Three: 12' 3" x 7' 3" (3.73m x 2.21m) Radiator.

Outside: Coronation Cottage is approached through double wooden gates onto a gravel drive with turning space and ample parking. Standing in gardens and grounds extending to 0.29 of an acre (0.11 ha) or thereabouts. The property is surrounded by mature hedges with attractive landscaped gardens and an array of mature well-established shrubs and plants with several tree species. Extensive lawns with various seating areas including timber Summer House and two timber store sheds. There is also access all around the property with external lighting.

Fully Tiled External WC: low flush w.c., wash hand basin and extractor fan.

Detached Double Garage: 18' 6" x 17' 0" (5.64m x 5.17m) Constructed of brick under a slate tile roof with the benefit of extra-large doors and side personnel door. Power and light available. Access via drop-down ladder to:

First Floor Room above Garage: 18' 6" x 11' 1" (5.64m x 3.38m) Versatile space lending itself to a number of uses, power and light available.

Outbuildings:

Brick under tile roof Building: Presently two separate rooms with their own access. This building provides a number of uses from home office, studio etc to suit one's individual preferences.

Galvanise Sheet Workshop: Concrete base and power and light available. Double and side door access.

EPC Rating 49|E Council Tax Band 'D'









Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Services: We understand the property is connected to mains electricity, gas and water with private drainage.

Local Authority: Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ Tel: 0345 678 9000

Directions: From Ellesmere proceed out of the town along the B5068 (sign posted Dudleston Heath/St Martins). After approximately 2 miles you will enter the village of Dudleston Heath continue through the village passing the Parish Hall on the left, take the next left

turning into Church Lane. After a short distance 'Coronation Cottage' can be identified on the left handside.

What3Words: [///wobbles.worry.umbrella:](#)

Viewing and further information: For further information or to arrange a viewing please contact the sole selling agent's Ellesmere office on (01691) 622534





Total area: approx. 172.2 sq. metres (1853.1 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.