

**FOR SALE**

Offers in the region of £299,995

## Spring Cottage 2 Moss Lane, Dudleston Heath, Ellesmere, SY12 9RA

A particularly charming detached 2/3 Bedroom country cottage boasting characterful living accommodation, garage, and generous gardens which extend to around 0.19 acres, peacefully located in a private position bordering open fields on the perimeter of Dudleston Heath, near Ellesmere.





# FOR SALE

Ellesmere (2 miles), Oswestry (9 miles), Wrexham (11 miles), Shrewsbury (19 miles)

All distances approximate.



- Detached Cottage
- Charm and Character
- Recently Improved
- Generous Gardens
- Unspoilt Views
- Edge of Village Location

## DESCRIPTION

Halls are delighted with instructions to offer Spring Cottage in Dudleston Heath for sale by private treaty.

Spring Cottage is a particularly charming detached 2/3 bedroom country cottage which has recently enjoyed a scheme of energy-efficiency related improvement works and now provides a deceptive amount of versatile and characterful living accommodation situated over two floors, these, at present, comprising, on the ground floor, a Living Room, Dining Area, and Kitchen, together with, to the first floor, two Bedrooms, a further landing Bedroom/Study, and a family Bathroom.

The property is situated within generous gardens which extend, in all, to around 0.19 acres, or thereabouts and occupies a particularly pleasant position at the end of a quiet lane with open fields bordering the property on three sides and providing delightful and unspoilt views. The gardens, presently, are predominately lawned but also feature a detached garage and ample parking space for a number of vehicles.

## SITUATION

Spring Cottage occupies an enviably private position at the end of a quiet lane on the perimeter of the village of Dudleston Heath, which boasts a range of amenities, including Church, Post Office, and thriving Village Hall, as well as being within the catchment for the respected C of E Criftings primary School (rated outstanding by Ofsted), whilst providing convenient access to a number of excellent walks through the noted north Shropshire countryside. The property is also well situated for access to the nearby lakeland town of Ellesmere, which enjoys a wider range of facilities, including Schools, Supermarkets, Doctors Surgery, and a host of independent boutiques.

The county centres of Wrexham, Shrewsbury, and Chester all lie within reasonable commuting distance and provide a more comprehensive range of amenities of all kinds.

## DIRECTIONS

Leave Ellesmere on the B5068 in the direction of St.Martins and continue for approximately 2.1 miles until, on the perimeter of Dudleston Heath, a left hand turn leads onto Moss Lane, identified by a Halls "For Sale" board. Spring Cottage is located on the right, at the culmination of Moss Lane.

## W3W

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## SCHOOLING

Within a comfortable proximity are a number of highly rated state and private schools including Criftings C of E Primary School, Ellesmere Primary School, Ellesmere College, Lakelands Academy, Shrewsbury School, Shrewsbury High School, The Priory, Prestefelde Prep., Packwood Haugh, Adcote School for Girls, and Wrekin College.



1 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



## THE PROPERTY

Principal access to the property is provided by a front door which opens into a compact Entrance Hall, from where carpeted stairs rise to the first floor and a further door leads into an inviting Living Room, which boasts windows looking out onto the generous gardens and the open countryside beyond, as well as a multi-fuel burner set within a partially-exposed brickwork inglenook. From the Living Room, a door leads into an open plan Kitchen/Dining Room, complete with a range of exposed ceiling timbers and windows to both the front and rear, together with a door providing access into a useful Utility Room and Cloakroom, the former of these containing an external door directly onto the Gardens.

The stairs lead to a first floor landing where, to the southern aspect of the property, can be found the Master Bedroom, which offers further views across the undulating landscape beyond, and a family Bathroom. To the northern end of the first floor is a second Bedroom, accessed via a versatile landing room which could serve as Bedroom Three or a Study/Office area, depending on the requirements of a buyer.

Whilst offering a traditional cottage aesthetic both internally and externally, the property presently provides a deceptive amount of living accommodation extending to approximately 914 sq ft, however, the generous nature of the gardens may represent possibilities for single or double-storey extensions (subject to LA consent) to meet the needs of larger families.

## OUTSIDE

The gardens are a particularly notable feature of the property and extend, in all, to around 0.19 acres, or thereabouts, being south-facing and adjoining open fields on a number of sides. The gardens are, currently, predominately laid to lawn with and largely retained within mature hedge boundaries, with access provided over an ample parking area which offers space for a number of vehicles and leads on to a detached Garage (approx 4.7m x 6.6m).

## THE PROPERTY COMPRISES

- Ground Floor -

Living Room: 4.30m x 4.10m

Dining Area: 3.00m x 2.30m

Kitchen: 3.10m x 3.60m

Utility Room:

Cloakroom:

- First Floor -

Bedroom One: 2.70m x 4.10m

Bedroom Two 3.00m x 3.50m

Bedroom Three/Landing Bedroom: 3.00m x 2.20m

Family Bathroom:

## SERVICES

We are advised that the property benefits from mains water, drainage, electricity, and gas.

## COUNCIL TAX

The property is shown as being within council tax band C on the local authority register.

## LOCAL AUTHORITY

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

## TENURE AND POSSESSION

The property is said to be of Freehold tenure, with vacant possession to be granted upon completion.

## ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

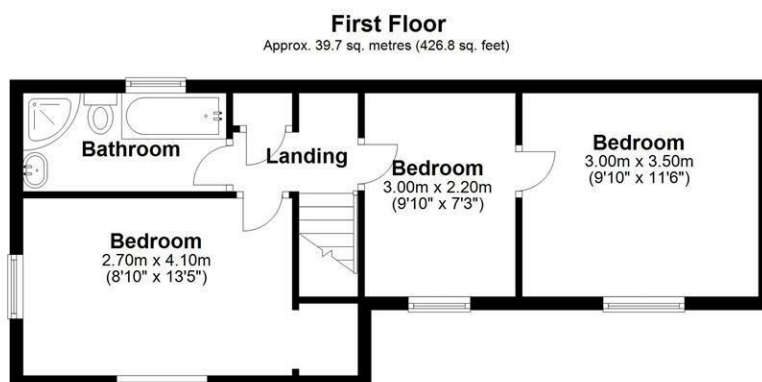
The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

## VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

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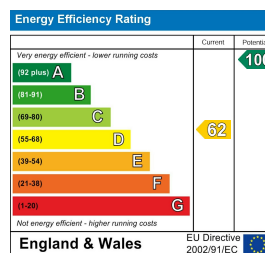


2 Moss Lane Cottage

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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 622602

#### Ellesmere Sales

The Square, Ellesmere, Shropshire, SY12 0AW  
E: [ellesmere@halls.gb.com](mailto:ellesmere@halls.gb.com)



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