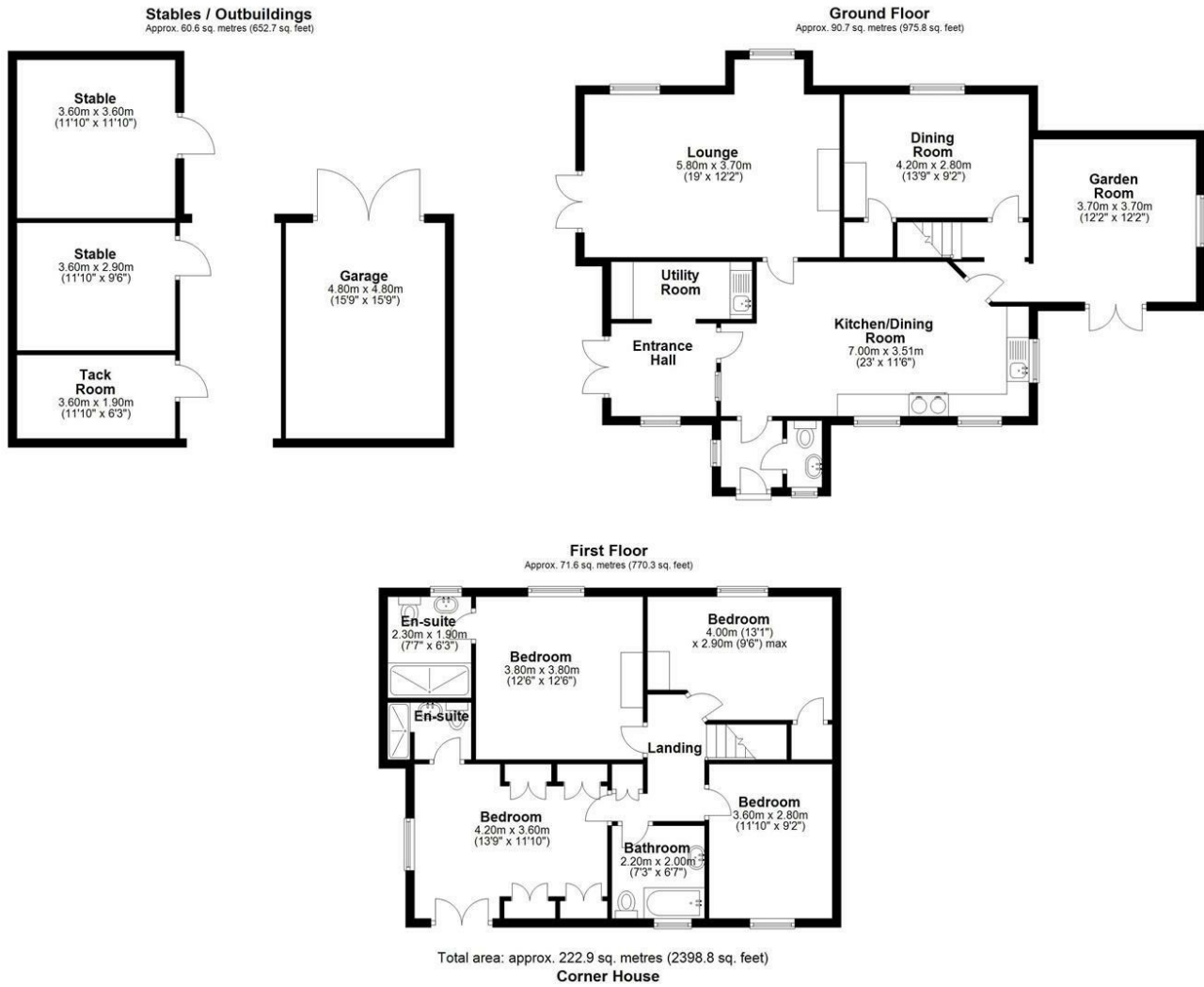


FOR SALE

Corner House, Breden Heath, Nr Whitchurch, SY13 2LF



FOR SALE

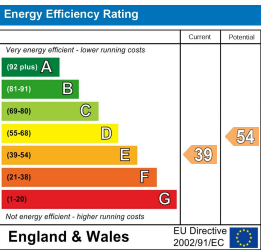
Offers in the region of £650,000

Corner House, Breden Heath, Nr Whitchurch, SY13 2LF

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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 Rating



A particularly attractive and tastefully modernised detached four-bedroom country cottage boasting generous and characterful internal accommodation, equestrian facilities, and land extending, in all, to around 1.7 acres, located in a convenient semi-rural location between Ellesmere and Whitchurch.



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@halls.gb.com




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FOR SALE

Ellesmere (4 miles), Whitchurch (9 miles), Wrexham (13 miles), Shrewsbury (18 miles)


All distances approximate



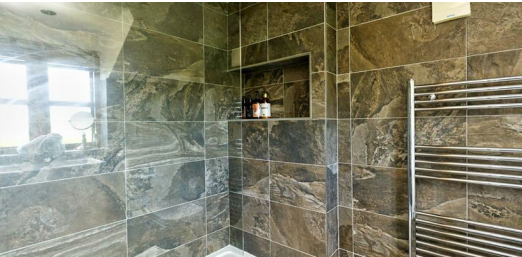
2 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- Charming Country Cottage
- Tastefully Modernised
- Period Features
- Land ext, in all, to approx 1.7ac
- Garage/Stable Block
- Convenient Semi-Rural Location

DESCRIPTION
Halls are favoured with instructions to offer Corner House at Breden Heath for sale by private treaty.

Corner House is a particularly attractive and tastefully modernised detached four-bedroom country cottage boasting generous and characterful internal accommodation, equestrian facilities, and land extending, in all, to around 1.7 acres, located in a convenient semi-rural location between Ellesmere and Whitchurch.

Internally, the property provides the charm of a country cottage, with a wealth of period features and characterful accommodation, alongside the convenience and practicality of modern living, which at present comprises, on the ground floor, an Entrance Hall, Kitchen/Breakfast Room, Dining Room, Garden Room/Snug, Lounge, Utility Room, and Cloakroom, together with four first floor Bedrooms (two of which benefit from En-Suites) and a Family bathroom.

The property is situated within land and gardens which extend, in all, to approximately 1.7 acres, or thereabouts, and briefly comprise a substantial area of lawn interspersed with, and bordered by, well-stocked floral beds, and a productive vegetable garden, alongside two particularly attractive patio areas which offer an ideal space for outdoor dining and entertaining. Corner House also boasts ample parking space for multiple vehicles, this leading on to a timber garage/stable block and further onto the paddocks and a pond.

The sale of Corner House does, therefore, provide the decidedly rare opportunity for purchasers to acquire a tastefully modernised and superbly presented four bedroom country cottage boasting excellent gardens, equestrian facilities, and paddocks.

SITUATION
Corner House is situated in a semi-rural location a short distance from the well known north Shropshire village of Welshampton, which offers educational facilities and popular Public House and is approximately 4 miles from the lakeland town of Ellesmere, which has an excellent range of shopping, recreational and educational establishments. The property is also well situated for access to the larger centres of Whitchurch, Shrewsbury, Wrexham, and Chester, all of which provide a more comprehensive range of amenities.

W3W
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THE ACCOMMODATION COMPRISES
A front entrance door opening in to an:

ENTRANCE HALL
With a natural stone floor, double glazed window to side elevation and door in to the:

CLOAKROOM
With a continuation of the natural stone floor, low flush WC, pedestal hand basin (H & C) with tiled splash, and double glazed window to front elevation overlooking the front gardens and paddock.

KITCHEN/BREAKFAST ROOM
22'11" x 11'6" (max) [7.00 x 3.51 (max)]
With a continuation of the stone floor, a fully fitted kitchen comprising a Belfast sink (H&C) with swan necked mixer tap and cupboards under, a range of wood block work surfaces to either side with base units below, an oil fired 'AGA' with further work surfaces to one side with cupboards and drawers below, an upright larder cupboard with shelving, double glazed windows overlooking the gardens and paddock, exposed ceiling timber, dado rail to one wall with wood panelling below, a recessed integrated fridge/freezer with work surface to one side with further cupboard below and a stable type door in to the:

BOOT ROOM
8'0" x 7'0" [2.43 x 2.13]
With a continuation of the stone floor, double glazed window to side overlooking the garden, glazed double french doors leading out to the patio, ceiling downlighters and an archway through to the:

UTILITY ROOM
10'6" x 4'1" (3.19 x 1.24)
With a continuation of the stone flooring, a Belfast sink (H&C) with mixer tap and work surface to one side with cupboards and drawers below, tiled splashbacks, planned space for appliances, coat hooks and a wall mounted gas-fired boiler.

LOUNGE
19'2" x 12'3" (average) [5.83 x 3.73 (average)]
With a fitted carpet as laid, exposed ceiling timbers, double french doors out to the patio, exposed brick fireplace with raised brick hearth and inset multi-fuel stove.

INNER HALLWAY
With a continuation of the stone floor and archway in to the:

GARDEN ROOM/SNUG
12'3" x 11'10" [3.74 x 3.61]
With a continuation of the stone floor, double glazed window to side elevation overlooking the gardens, double french doors opening out to a patio with views over the garden and the paddock beyond.;

DINING ROOM
13'2" x 9'2" (4.01 x 2.80)
Double glazed window to front elevation, exposed ceiling timbers, door in to an Understairs Storage Cupboard, and Recessed Shelved Cupboard (in alcove).

The carpeted staircase rises to a:

FIRST FLOOR LANDING
Which has a fitted carpet as laid and leads through to an:

INNER LANDING
With a continuation of the fitted carpet as laid, a built in Linen Cupboard with slatted shelving and door in to:

BEDROOM ONE
14'0" x 11'9" (4.26 x 3.57)
With a fitted carpet as laid, window overlooking the side gardens and open farmland beyond, glazed double doors to a 'Juliet' balcony and two sets of recessed wardrobes with hanging rail, and door in to an:

ENSUITE SHOWER ROOM
With a tiled enclosed shower cubicle, pedestal hand basin (H&C) with tiled splash, extensive wall tiling, exposed ceiling timbers, chrome heated towel rail/radiator, wall mounted extractor fan and ceiling downlighters.

FAMILY BATHROOM
With a ceramic tiled floor and a suite comprising: a freestanding bath (H&C) with tiled surrounding walls and hanging vanity unit, pedestal hand basin (H&C) with a tiled sill over, low flush WC, opaque double glazed window to rear elevation and a heated towel rail/radiator.

BEDROOM TWO
12'7" x 11'3" (3.83 x 3.44)
With fitted carpet as laid, exposed ceiling timbers, double glazed window to front elevation, Victorian style firegrate with mantle and surround, inspection hatch to roof space and a door in to an:

ENSUITE SHOWER ROOM
With a walk in shower with tiled surround, pedestal hand basin (H&C) with tiled sill, low flush WC, tiled flooring, extensive wall tiling, heated towel rail/radiator, opaque double glazed window to front elevation.

BEDROOM THREE
9'5" x 13'2" (max) [2.89 x 4.02 (max)]
With fitted carpet as laid, double glazed window to front elevation, inspection hatch to roof space and a door in to a recessed wardrobe.

BEDROOM FOUR
11'9" x 9'1" (3.58 x 2.78)
With a fitted carpet as laid, double glazed window to rear elevation overlooking the garden and paddock and recessed fitted wardrobe with hanging rail.

OUTSIDE
The property is entered via a "five bar" farm gate which gives on to a sweeping gravelled driveway flanked by the gardens and paddocks, this leading to a substantial gravelled parking area with ample space for multiple vehicles.

THE GARDENS
The gardens are a most attractive feature of the property and briefly comprise a shaped area of lawn flanked by a stone flagged pathway which leads to the front of the property and to two side patio terraces, these making a lovely setting for outside dining and entertaining.