



Guide Price £420,000

Holly Cottage, Top Lanes, Criftins, Nr Ellesmere, SY12 9LN

A particularly charming three bedroom detached period country cottage in superb gardens and grounds extending to around 0.9 of an acre, in a 'tucked away' location within the hamlet of Criftins.



FOR SALE

Ellesmere (2.5 miles), Shrewsbury (19 miles), Chester (24 miles).
(all mileages are approximate)



- Charming detached period country cottage
- Potential for modernisation & possible extension
- Super gardens & grounds extending to around 0.9 ac
- Useful outbuildings
- Tucked away location in the hamlet of Criftins
- An inspection is highly recommended

DESCRIPTION

Halls are delighted with instructions to offer Holly Cottage, in Criftins, near Ellesmere, for sale by private treaty.

Holly Cottage is a particularly charming three bedroom detached period cottage in super gardens and grounds extending to around 0.9 of an acre, in a 'tucked away' location within the hamlet of Criftins.

The internal accommodation currently provides, on the ground floor, a Living Room, Dining Room, Kitchen, Utility Room, ground floor Bedroom/Sitting Room and a WC together with three first floor Bedrooms and a family Bathroom. The property benefits from an LPG fired central heating system, a number of attractive period features and is presented for sale with the fitted carpets included in the purchase price.

Outside, the property is complimented by a private access drive leading through double opening timber gates to a gravelled parking area at the front and side of the property.

The gardens are a super feature of the property and have matured over a number of years to provide extensive lawns, interspersed and bordered by mature bushes and trees affording complete privacy and providing a haven for wildlife.

The sale of Holly Cottage does, therefore, provide an extremely rare opportunity for purchasers to acquire a real 'one off' country cottage in such super gardens and grounds in this private yet convenient hamlet location.

SITUATION

Holly Cottage is situated in a most attractive and peaceful semi-rural location at the end of a small private drive, in the small hamlet of Criftins. The Shropshire Lakeland town of Ellesmere is close by (2.5 miles) which provides an excellent range of local Shopping, Recreational and Educational facilities to cater for general day to day needs. The historic county towns of Shrewsbury (19 miles) to the south and Chester (24 miles) to the north are also easily accessible by car. There is a national rail station at Gobowen (5.5 miles) and the area is conveniently placed for Liverpool, Manchester and Birmingham airports. Criftins C of E Primary School is within walking distance of the property and there are a number of highly regarded private and state schools close by including Ellesmere College, Moreton Hall and Lakelands Academy.
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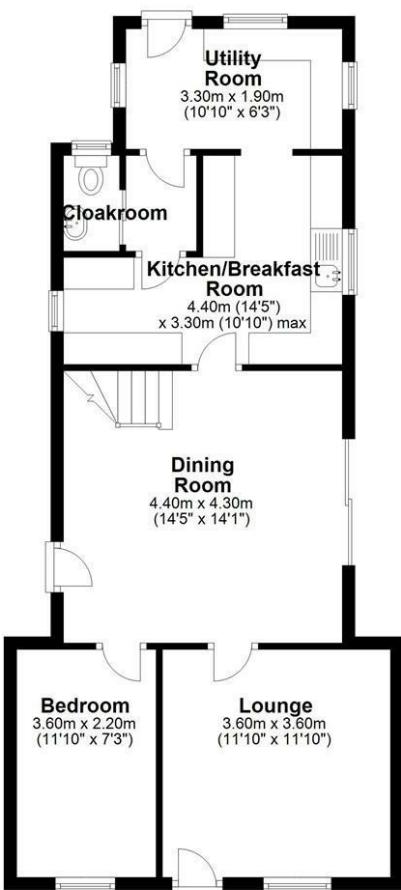
THE ACCOMMODATION COMPRISES:

Partly glazed front entrance door opening in to a:



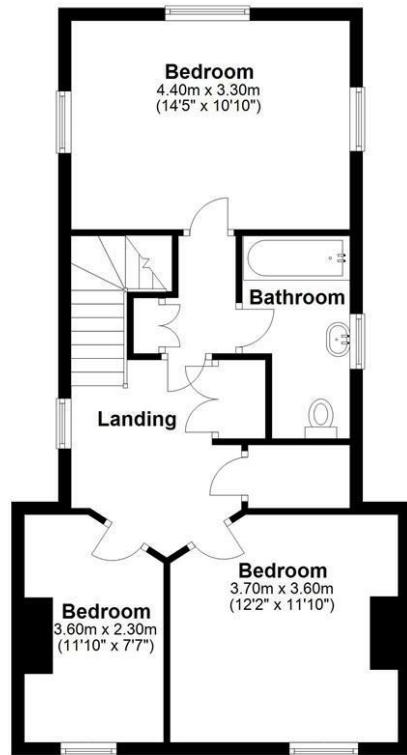
Ground Floor

Approx. 62.2 sq. metres (669.2 sq. feet)



First Floor

Approx. 55.6 sq. metres (598.0 sq. feet)



Total area: approx. 117.7 sq. metres (1267.2 sq. feet)

Holly Cottage

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.



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



SITTING ROOM

11'9" x 11'9"

Fitted carpet as laid, open firegrate set within a tiled fireplace, sash window to front elevation, exposed ceiling timbers.

DINING ROOM

14'5" x 14'1"

Fitted carpet as laid, fully glazed sliding patio doors leading to the outside, a partly glazed side entrance door, carpeted staircase to first floor with cupboard below, exposed ceiling timbers.

KITCHEN

14'5" x 10'9"

A stainless steel 1.5 bowl sink unit (H&C) with mixer tap with filtered water tap (including water softener), roll topped work surface areas with base units incorporating cupboards and drawers, planned space for a washing machine, planned space for a cooker, matching eye level cupboards, windows to either side and a four ring gas hob unit, window to rear, planned space for an upright fridge freezer.

INNER HALLWAY

Tiled flooring, stable type rear entrance door and a sliding door in to a:

DOWNSTAIRS CLOAKROOM

Hand basin (H&C), low flush WC, tiled flooring, opaque glazed window to rear elevation.

UTILITY ROOM

10'9" x 6'2"

Roll topped work surface area with base unit incorporating a cupboard, a painted concreted floor, glazed rear entrance door, windows to three elevations.



GROUND FLOOR BEDROOM/SITTING ROOM

11'9" x 7'2"

Fitted carpet as laid, sash window to front elevation, exposed ceiling timbers.

FIRST FLOOR LANDING AREA

Fitted carpet as laid, window to side elevation, double opening doors in to the Airing Cupboard housing the hot water cylinder with slatted shelving.

LANDING STORE

Housing the Worcester boiler with shelving.

BEDROOM ONE

14'5" x 10'9"

Fitted carpet as laid, windows to three elevations.

FAMILY BATHROOM

Pedestal hand basin (H&C), panelled bath (H&C), low flush WC, opaque glazed window to side elevation.

INNER LANDING

Fitted carpet as laid, door in to a recessed storage cupboard.

BEDROOM TWO

12'1" x 11'9"

Fitted carpet as laid, sash window to front elevation.

BEDROOM THREE

11'9" x 7'6"

Fitted carpet as laid, sash window to front elevation.

OUTSIDE

The property is approached from a small country lane over a drive leading through double opening timber gates to a gravelled parking area providing ample parking space to the front and side of the property.



GARDENS

The gardens are a truly super feature of the property and are well worthy of an inspection to be fully appreciated. They briefly comprise a block paved pathway leading from the drive to the front entrance door bordered to either side by maturing bushes and trees. A concreted path continues around the side to a paved patio area providing ideal space for outdoor entertaining.

To the rear there are a number of raised beds perfect for growing vegetables with two metal framed Greenhouses and a potting shed. There is also a most useful corrugated iron barn, currently utilised for storage/potting etc.

The gardens continue with two further defined areas, including a series of natural ponds making a haven for wildlife, with bridge feature surrounded by mature bushes and trees affording complete privacy leading through an arch in the hedge to a truly serene area with a central area of wildflower meadow bordered by beautiful mature trees affording complete privacy and making this a truly beautiful setting.

The property extends, in all, to 0.9 of an acre or thereabouts.

SERVICES

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

TENURE

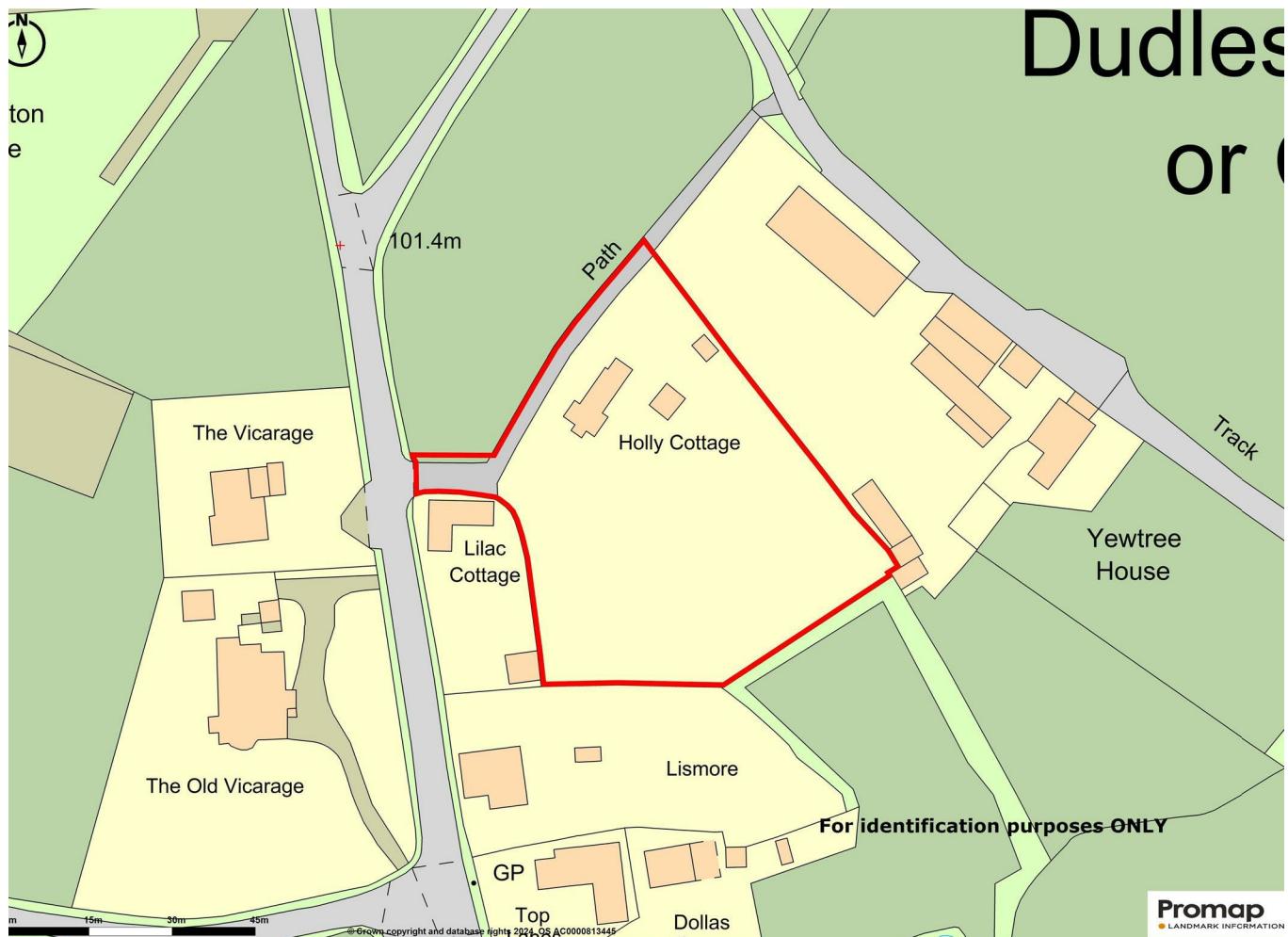
The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY & COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. The property is in Council Tax band 'E'.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW. Tel: 01691 622602.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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