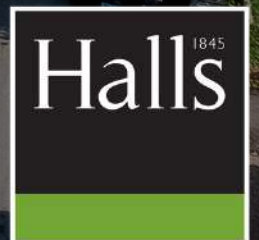




# CHURCH COTTAGE

CRIFTINS | ELLESMERE | SY12 9LN





# CHURCH COTTAGE

CRIFTINS | ELLESMERE | SY12 9LN

Ellesmere 2.5 miles | Oswestry 6 miles | Shrewsbury 19 miles | Chester 24 miles  
(all mileages are approximate)

AN ELEGANTLY RENOVATED AND SUBSTANTIALLY  
EXTENDED COUNTRY HOUSE SET IN GENEROUS GARDENS

Elegantly Renovated and Extended  
Over 2,100 sq ft  
Beautifully Presented  
Versatile Outbuildings  
Gardens ext. to circa 1ac



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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

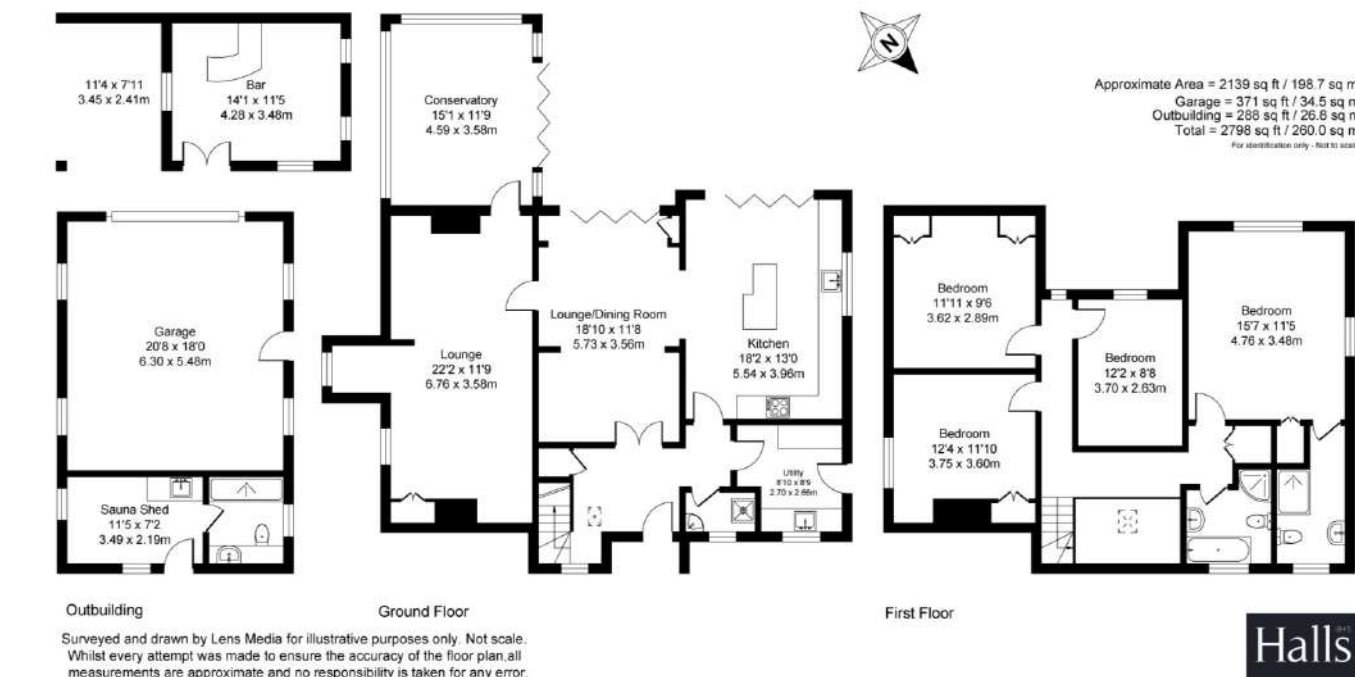
Church Cottage is a handsome period country cottage which has been subject to a comprehensive scheme of improvement works by the current vendors, this alongside substantial extension which nearly doubles the level of living accommodation, to now provide over 2,100 sq ft; all of which has been carefully curated to retain a range of character features.

The property is enviably positioned within generous gardens which extend, in all, to around 0.95 ac, with, immediately to the rear of the property, an attractive paved patio area leading on to an expanse of well-tended lawn, these enjoying a desirable southerly aspect and overlooking open fields. To the north of the property are further areas of lawn offering scope for use as paddocks or playing fields and retained within established high-level hedging, these separated from the property by a substantial gravelled parking area with ample space for multiple vehicles.

## THE PROPERTY

The property provides principal access via a covered porch which opens into an impressive Entrance Hall with full-height ceilings, stairs rising to the first floor with storage cupboard beneath, and from where double opening doors lead into a versatile Family/Dining Room, with bi-fold doors offering access directly onto the gardens. Turning Right from the Entrance Hall, one enters a beautifully modernised Kitchen with fitted units so chosen to evoke the timeless heritage of the property, and with a centrally positioned kitchen island situated before further bi-fold doors allowing the room scope for use as a secondary dining or breakfast space, with, positioned alongside the kitchen, a useful Utility Room complete with Oak cabinets and Belfast sink.

From the Family/Dining Room, a further door leads into spacious Living Room which extends to almost 7m and runs the full depth of the property,



with an open fire set within a partially exposed brick inglenook and a range of exposed ceiling timbers, alongside a door which allows access into a fully-modernised Garden Room boasting underfloor heating and triple-aspect full-height glazing which offer views across the glorious gardens, and further bi-fold doors exiting onto the patio area beyond. The ground floor accommodation is completed by a Cloakroom located close to the front door.

Stairs rise from the Entrance Hall to a galleried landing with recessed airing cupboard, from where doors provide access into four well-proportioned Bedrooms, all capable of accommodating double beds and enjoying elevated views across the gardens and the noted countryside beyond, with Bedrooms Two and Three benefitting from integrated wardrobe/storage space, and the Master boasting an adjoining En-Suite which contains white suite; the remainder of the Bedrooms are served by a Family Bathroom.



## OUTSIDE

Church Cottage lies within particularly notable gardens which extend, in all, to around 0.95ac. Accessed off a quiet country lane onto a generous gravelled parking area situated to the front of the property and providing ample space for multiple vehicles whilst positioned before the double Garage (approx. 6.3m x 5.5m) which boasts an electrically operated roller shutter door to the front and pedestrian access to the side.

Situated to the rear of the property and enjoying a desirable southerly aspect over open fields are family friendly gardens comprising an attractive paved patio area, this leading on to an expanse of lawn interspersed by mature trees, most notably a mature weeping willow.

The northern aspect of the gardens are given over to further areas of lawn which are retained within established high-level hedging and encompass a timber Summer House positioned alongside brick-built barbecues, this offering a wonderfully private spot for outdoor dining and entertaining.

Such are the proportions of the northern lawns that they offer excellent potential for equestrian or grazing use.

## SITUATION

Church Cottage occupies an attractive semi-rural location within the peaceful hamlet of Criftins, which offers immediate access to a network of country lanes and public footpaths, making it ideal for those with rambling, cycling, or equestrian interest, whilst retaining a convenient proximity to the lakeland town of Ellesmere, which boasts a respectable array of day-to-day amenities. The larger towns of Oswestry and Whitchurch lie to the east and west respectively, with the county centres of Shrewsbury, Wrexham, and Chester all positioned within a reasonable commuting distance.

## SCHOOLING

The property is conveniently positioned for access to a number of well regarded state and private schools, including Criftins C of E Primary (rated outstanding), Ellesmere Primary School, Lakelands Academy, St.Martins School, Ellesmere College, Moreton Hall School, Oswestry School, Packwood Haugh, and Adcote School for Girls.

## METHOD OF SALE

The property is offered for sale by private treaty

## TENURE & POSSESSION

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

## SERVICES

We understand that the property has the benefit of mains water, electricity, and drainage.

## COUNCIL TAX

Council tax band D

W3W: juggles.yell.woods



## LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

## DIRECTIONS

Leave Ellesmere via the B5068 in the direction of St.Martins, passing through the hamlet of Elson and the village of Dudleston Heath until, after around 2.5 miles, a left hand turn leads onto Church Lane where, after 300 yds, the property will be situated on the right.

## IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



