



BOWEN

PROPERTY SINCE 1862

Asking Price £495,000

🏠 4 Bedrooms 🚿 2 Bathrooms

Old Crosemere Farmhouse, Crosemere Road,
Cockshutt, Ellesmere, SY12 0JP

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General Remarks

Spacious four-bedroom semi-detached country house standing in a good size plot with useful range of outbuildings/workshop potential for variety of uses possible further development. Building Plot within the grounds OPP presently lapsed. The property retains many original features providing versatile living accommodation to suit one's personal choice.

Location: The property is located in the popular village of Cockshutt which has a primary school, village pub and active millennium village hall. The picturesque lakeside market town of Ellesmere is located approximately 5 miles away offering a larger range of local shops and amenities. The A528 leads to the historical county town of Shrewsbury with links from there to the A5/M54 for access to the larger towns and cities beyond.



Accommodation

Partly Glazed Entrance Door into:

Entrance Hall Area: 7' 3" x 5' 3" (2.22m x 1.59m)
Quarry tile floor, small window, radiator, cloak rack.

Breakfast Kitchen: 17' 9" x 15' 11" (5.41m x 4.85m)
Quarry tile floor. range of fitted wall cupboards and matching base units with worktop surface, 1.5 sink and drainer with mixer tap, spaces for appliances to include cooker, dishwasher and refrigerator/freezer. Extractor cooker hood, two radiators. Part brick exposed wall formerly housing Aga now providing workspace area with storage below.

Hallway: Exposed ceiling beams, matching wall lights, two radiators, built-in store cupboard.

Sitting/Dining Room: 14' 0" x 12' 7" (4.26m x 3.84m) 'Hamlet' wood burning stove set on a raised brick hearth with timber surround and mantel, radiator, built-in storage cupboard.

Lounge: 18' 2" x 17' 8" (5.53m x 5.39m) Brick exposed inglenook with 'Villager' wood burner. Exposed timber ceiling beams, dual aspect window and french door onto courtyard, three radiators.

Utility/Boot Room: 16' 8" x 14' 10" (5.08m x 4.52m)
Brick tile flooring. Original stone sink with tile splash, worktop surface area. space and plumbing for washing machine, radiator. Second staircase to first floor. Two doors leading to outside one onto the courtyard at the rear and one to front of the property.

Shower Room: 7' 11" x 4' 6" (2.41m x 1.37m) Tile floor. Fully tiled shower cubicle with mains fed shower, low level flush wc, pedestal wash hand basin with tile splash. Boiler cupboard with slatted shelves and also housing 'combimate' water softener and Worcester boiler. Radiator.

Spindle Staircase to first floor and landing area:
Matching wall lights, two radiators. Built-in store cupboard.

Bedroom One: 17' 0" x 11' 11" (5.19m x 3.63m)
Dado rail and radiator.

Bedroom Two: 15' 3" x 9' 8" (4.64m x 2.95m)
Dado rail, radiator. Laundry cupboard with slatted shelves and radiator.

Bedroom Three: 14' 5" x 13' 11" (4.40m x 4.25m)
Radiator.

Bedroom Four: 14' 5" x 6' 4" (4.40m x 1.93m)
Radiator.

Bathroom: 8' 2" x 5' 7" (2.49m x 1.71m) Vinyl flooring. wooden panel bath with mains fed shower and shower screen over, low level flush wc, pedestal wash hand basin with tile splash. Built-in store cupboard, radiator.

Eaves Area: 14' 3" x 11' 3" (4.35m x 3.44m)
useful space presently used for storage purposes. Second staircase leading down to the utility room.

Outside: The property is set back approached off Crosemere Road with a drive leading onto the gardens and grounds which in total extend to approximately 0.38 of an acre (0.15 ha). A good size lawn with borders housing a variety of mature shrubs and plants lies to the front of the house enclosed by a mature hedge, with further lawned area and parking area. A small enclosed courtyard area with herbaceous borders to the rear providing privacy.





However this was granted in 2008 and is now lapsed. Application no: 08/0063/FUL

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

Services: We understand mains water, drainage and electricity are connected. Oil heating.

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

Directions: From Ellesmere head south on A495 towards Shrewsbury passing The Mere. Continue straight onto the A528 and proceed for approximately 5 miles into the village of Cockshutt. After passing the Church on the left handside turn left into Crosemere Road after a short distance the property will be identified on the right handside identified by the agents 'For Sale Board'.

What3Words: ///defaults.chuckle.gobbling

EPC Rating 51|E Council Tax Band 'C'

Potential Building Plot:

Outline Planning Permission was granted for proposed erection of dwelling. This was granted in 2007 and is now lapsed. Application no: N/07/43/CO/145

Outbuildings: Useful range of outbuildings with potential for a variety of other usages (ie) granny annexe, holiday lets, offices. Subject to the necessary planning consents.

Former Parlour/Cattle Shed: Brick, timber & corrugated cladding sheets. Providing garaging and ample storage

Former Shippons & Food Store: Now providing ground floor storage/workshop purposes with loft storage above part.

Workshop: 14' 11" x 8' 8" (4.54m x 2.64m)

Brick Building former Pig Sty:

Planning Permissions:

Full Planning Permission was granted for a two-storey extension to the front of the dwelling.







Total Area: 208.6 m² ... 2246 ft²
 All measurements are approximate and for display purposes only



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