

# BOWEN

PROPERTY SINCE 1862



Offers in Excess of £375,000

3 Bedrooms 2 Bathrooms 2 acres (0.80 ha)

The Stables, Pentrecoed, Ellesmere,  
Shropshire, SY12 9ED

## The Stables, Pentrecoed, Ellesmere, SY12 9ED

### General Remarks

A rare opportunity to acquire a superbly situated converted stable together with approximately 2 acres (0.80 ha) or thereabouts of land, including a natural wildlife pond with a variety of mature trees. The property offers good-sized three bedroom accommodation and has retained some of the original features providing character and charm to this country property, which also benefits from garage/workshop and ample parking.

**Location:** The property is located in the hamlet of Pentrecoed, being approximately 4 miles north-west of the popular market town of Ellesmere. The nearby villages of Overton and St Martins contain a range of shops, a supermarket, Public Houses and amenities including Primary and Secondary Schools. Ellesmere and Oswestry provide additional amenities while easy access onto the A5 and A483 provides links to the County town of Shrewsbury and the cities of Wrexham and Chester. Gobowen has a train station which provides good rail links.



## Accommodation

Double Glazed doors into:

**Kitchen/Dining Room:** 25' 0" x 13' 3" (7.62m x 4.04m) Engineered oak flooring, two radiators. The kitchen comprises a range of base units with worktops over, matching double wall cupboard and full height store cupboards, together with matching centre island with drawers below and breakfast bar at one end. Undercounter Belfast sink with mixer tap, space for washing machine, partly tiled walls, spotlights to ceiling, extractor fan, space for fridge/freezer, dual aspect windows, French doors leading to outside, two ceiling light fittings to dining area.

**Fully Tiled Wet Room:** Having mains fed shower, low level flush WC, pedestal wash hand basin, extractor fan, heated towel rail.

**Living Room:** 14' 2" x 12' 5" (4.31m x 3.78m) Oak engineered floor, radiator, distressed wood walls, log burner on tile hearth in brick angle timber surround, exposed ceiling beams, original saddle holder to wall.

**Snug:** 12' 5" x 10' 6" (3.78m x 3.21m) Oak engineered flooring, radiator, exposed ceiling timbers, original 'Coalbrookdale' range cooker.

### Spindle Stairs to First Floor Landing Area

**Bedroom One:** 14' 3" x 13' 6" (4.34m x 4.12m) Radiator, skylight and dual aspect window.

**Bedroom Two:** 15' 7" x 14' 3" (4.76m x 4.34m) Radiator, skylight and window, cast iron feature fire surround.

**Bedroom Three:** 15' 7" x 10' 5" (4.76m x 3.18m) Radiator. Presently used as a Dressing Room.

**Bathroom:** 13' 7" x 10' 5" (4.13m x 3.18m) Engineered oak flooring. Suite comprising pedestal wash hand basin with tile splashback, low level flush WC, freestanding claw-footed bath and single shower cubicle with mains-fed shower. Heated towel rail, radiator, skylight and extractor fan.

**Outside:** A raised decking area leads down onto concrete yard with covered bin storage area, greenhouse and concrete seating area.

Access to:

**Garage/workshop:** 41' 4" x 24' 3" (12.6m x 7.40m external measurements) Set on a light concrete base with block and timber clad walls, having double entrance doors.

**Parking Area:** Gravel parking area providing ample parking and grassed area, with several trees, summer house and grass seating area.

**Pond/wildlife area:** Approximately 2 acres (0.80 ha) or thereabouts of land, including wildlife pond and a variety of species of mature trees.

**Tenure:** We understand the property is freehold with vacant possession upon completion.

**Council Tax Band 'A' EPC Rating 72|C**









**Services:** We are informed that the property is connected to mains electricity and water. There is a septic tank drainage system.

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 6789000.

**Directions:** From Ellesmere take the B5068 out of town towards St. Martins. Follow this road for approximately 3 miles passing through Dudleston Heath before taking the right hand turn signposted

Pentre Coed. Continue along this lane bearing right at the first junction and after approximately  $\frac{3}{4}$  mile take the left hand turn signposted Sodyllt/Dudleston. Continue for approximately  $\frac{1}{2}$  mile and the turning for the property is on the right with a brick wall which extends up the lane. Follow the lane to the right to the parking area.

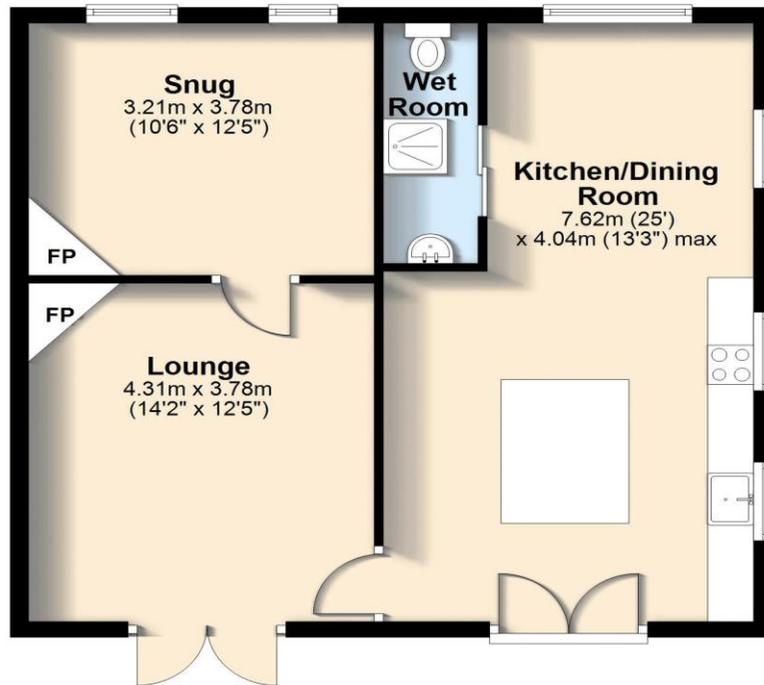
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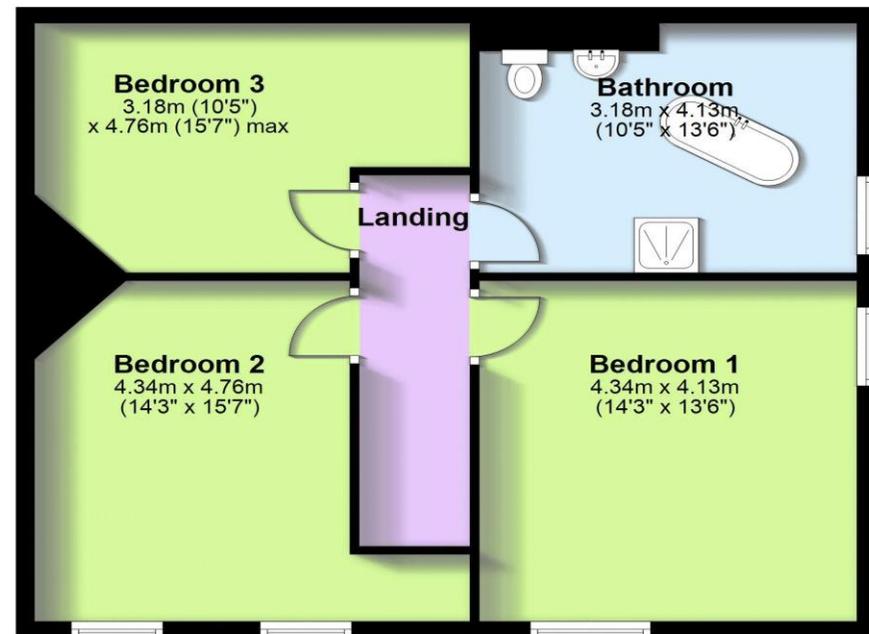
## Ground Floor

Approx. 60.4 sq. metres (649.6 sq. feet)



## First Floor

Approx. 68.5 sq. metres (737.0 sq. feet)



Total area: approx. 128.8 sq. metres (1386.6 sq. feet)

All measurements are approximate & for display purposes only.  
Plan produced using PlanUp.