



Asking Price £440,000

5 Bedrooms

3 Bathrooms

The Old Bakery, Dudley Heath,  
Ellesmere SY12 9LD

# The Old Bakery, Dudleyton Heath, Ellesmere, SY12 9LD

## General Remarks

Deceptively spacious detached country property with double garage and ample parking. Private enclosed rear garden with open rural views. The Old Bakery is situated in the popular village of Dudleyton Heath approximately two miles from the market town of Ellesmere and within easy access to the A483/A5 bypass.

**Location:** The property is located in the popular village location of Dudleyton Heath and occupies a pleasant position approximately 2.5 miles north west of the market town of Ellesmere. The village benefits from a Primary school, parish hall also operating a small post office. The nearby towns of Ellesmere and Oswestry offer a wide range of local shops and recreational facilities. A more comprehensive range of services and amenities can be found in the nearby towns of Shrewsbury, Wrexham and City of Chester. Dudleyton Heath is within easy commuting distance of the A5/A483 with the nearby train station at Gobowen providing direct rail links to Birmingham and onward connections.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

## Accommodation

### Half Glazed Entrance Door & Glazed Side Panel:

**Spacious Entrance Hall:** 13' 11" x 11' 0" (4.23m x 3.36m) Exposed timber ceiling beams, brick fireplace with timber beam over housing an electric stove, understairs storage. Room thermostat for heating.

**Cloakroom:** 5' 2" x 3' 1" (1.58m x 0.95m) Tile floor, low level w.c, vanity sink unit, radiator.

**Snug/Family Room:** 13' 8" x 10' 1" (4.17m x 3.07m) Wall mounted electric fire.

**Lounge:** 19' 1" x 18' 11" (5.81m x 5.77m) Exposed ceiling beams, multi-fuel burner set in brick ingle with stone hearth, matching wall lights, dual aspect windows, two radiators, TV point.

**Kitchen/Breakfast Room:** 19' 7" x 14' 4" (5.98m x 4.37m) An impressive and spacious kitchen/breakfast room with centre island and an extensive range of wall cabinets with downlighters, matching base units with work surfaces over. Double belfast style sink, integrated dishwasher. 'Cuisine Master Pro' multi-fuel cooker range with 5 ring hob and hotplate. Extractor hood above. Tiled flooring and partly tiled walls. Door leading to side of house.

**Utility Room:** 7' 9" x 5' 11" (2.37m x 1.81m) Tiled floor. Range of matching fitted units with worktop surface, spaces for washing machine and tumble dryer, partly tiled walls.

**Dining Room:** 19' 7" x 12' 8" (5.98m x 3.87m) Tile floor, original feature cast iron bread oven, radiator.

**Conservatory:** 19' 7" x 18' 4" (5.98m x 5.60m) A spacious room with tiled flooring, two radiators, TV point. French doors opening onto the rear garden.

### Stairs to First Floor and 'L' Shape Landing:

Double door laundry cupboard. Access to boarded loft space via a pull down ladder.

**Bedroom 1:** 12' 11" x 9' 10" (3.93m x 2.99m) Wooden wall panelling to one wall, radiator.

**En-suite Shower Room:** 11' 1" x 6' 2" (3.37m x 1.89m) Wood effect vinyl flooring, low level w.c, vanity sink unit with tile splash, fully tiled large walk-in shower with shower of mains, heated towel, built-in laundry basket area with shelving, extractor fan and spot lights to ceiling.

**Dressing Room:** 11' 11" x 9' 5" (3.63m x 2.87m) Fitted wardrobes to one wall, radiator.

**Bedroom 2:** 13' 8" x 10' 4" (4.17m x 3.15m) radiator.

**Fully Tiled Family Bathroom:** 13' 10" x 7' 10" (4.22m x 2.38m) Low level W.C, pedestal wash hand basin, large oval bath with modern mixer tap, separate fully tiled electric shower cubicle, heated towel rail with shelving, spot lights to ceiling.

**Bedroom 3:** 10' 4" x 10' 2" (3.15m x 3.09m) radiator.

**Bedroom 4:** 10' 4" x 9' 8" (3.15m x 2.95m) radiator.

**Bathroom:** 8' 11" x 6' 7" (2.73m x 2.01m) 'P' shaped bath with screen and dual head shower above, partly tiled walls, vanity sink and low level WC. wood effect vinyl flooring.

**Bedroom 5:** 9' 8" x 9' 5" (2.95m x 2.87m) radiator.

**Study:** 8' 11" x 7' 1" (2.71m x 2.17m) Radiator.

**Outside:** The property is approached over a stone gravel drive providing ample parking space. There is access all around the house with a small area laid with astro turf with dwarf stone wall to the front





and a side wicket fence with gate allows access to small astro turf area with access to the garage and house. The enclosed rear garden is mainly laid to lawn providing privacy with views over the open countryside. Slabbed patio area providing entertainment space, outside lighting. Timber summer house. Log store and two outside taps, covered electric socket.

**Double Garage with Separate W.C:** 27' 10" x 18' 4" (8.49m x 5.60m) Electronically controlled doors. Good size workshop area. Separate w.c./boiler room with low

level w.c., wash hand basin, tiled flooring. Wall mounted 'Worcester' gas boiler. Side personnel door.

**Viewing and Further Information:** For further information or to arrange a viewing please contact the sole selling agent's Ellesmere office on (01691) 622534.

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

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

**Directions:** From Ellesmere proceed out of the town along Trimley Street (B5068). Continue out of the town along Elson Road after approximately 2 miles you will enter the village of Dudley Heath, continue to the staggered crossroads and the property can be found after a short distance on the right hand side identified by the agent's For Sale board.





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Total area: approx. 295.8 sq. metres (3184.4 sq. feet)