



**FOR SALE**

Offers in the region of £325,000

## The Cottage, Horsemans Green, Whitchurch, Shropshire, SY13 3DY

A charming, extended three bedroom semi-detached cottage, located in a quiet backwater in this popular village location. The property has a double garage with two floor annexe, together with gardens and woodlands approaching half an acre or thereabouts. Planning permission has also been granted for the construction of a detached home on the gardens. We strongly advise early viewing to appreciate this lovely home.



Whitchurch 7 miles, Wrexham 9.5 miles, Chester 22.3 miles, Shrewsbury 28.5 miles. All distances are approximate.



- Semi-Detached Cottage
- Lovely Location
- 3 Reception Rooms
- 3 Beds Plus En-Suite
- Double Garage + Annexe
- 0.5 Acre Plot With Planning

#### DESCRIPTION

A charming, extended three bedroom semi-detached cottage located in a popular village location. The characterful accommodation comprises hallway, garden room, lounge, dining room, kitchen with breakfast and study area, cloakroom, landing, main bedroom with en-suite, two further bedrooms and a bathroom.

#### LOCATION

The property is well placed for commuting to the larger business centres of Wrexham, Chester, and Whitchurch, with Shrewsbury, Crewe and Nantwich all within a reasonable driving distance.

#### DIRECTIONS

From Whitchurch proceed along Wrexham Road (A525) Pass across the roundabout on the bypass and continue for 4.8 miles before turning left sign posted Horsemen's Green. Follow along the lane into the village and turn left at the sign for Little Arrowy, then turn immediately right into the driveway to the property that serves two neighbouring properties. The cottage and the double garage will be found at the end of the drive on the left hand side.

#### ENTRANCE PORCH

Half glazed entrance door, double glazed window to the side, tiled floor, timber door to the;

#### HALLWAY

3.25m x 2.01m (10'8" x 6'7")

Two double glazed windows to the side overlooking the garden room, stairs to the first floor, electric panel radiator, doors to the lounge and the;

#### GARDEN ROOM

4.11m x 3.10m (13'6" x 10'2")

Double glazed on a masonry base with lovely garden views, electric radiator, double glazed glass roof, double glazed door to the garden, tiled floor, open plan to;

#### BREAKFAST AREA

4.78m X 2.34m (15'8" X 7'8")

Tiled flooring, double radiator, under stairs cupboard, two roof windows, part glazed inner door to the kitchen.

#### LOUNGE

4.95m x 4.06m (16'3" x 13'4")

Two double glazed windows to the front, brick surround to pen fireplace with a tiled hearth, two double radiators, wall lights, ceiling beams, TV point, door to the;

#### DINING ROOM

3.66m x 4.06m max (12'0" x 13'4" max)

Double glazed window to the front, radiator, wall light, ceiling beam, door to the;

#### REAR LOBBY

Two built-in storage and cupboards, door to the kitchen, door to the;

#### CLOAKROOM

Fitted with a low level WC, pedestal wash basin, tiled splash backs, double radiator, built-in cupboard, double glazed window to the front.

#### BREAKFAST KITCHEN

7.19m x 3.38m max 2.36m min (23'7" x 11'1" max 7'9" min)

Fitted with a stainless steel twin bowl sink and mixer tap, inset into tile covered timber edged work surfaces, having a comprehensive range of base, drawer and wall cupboards.

There is a built-in electric oven, electric hob and cooker hood, plumbing for a washing machine, tiled splash backs, tiled flooring, double radiator, two roof windows, double radiator, to the far end of the kitchen is a fitted study area with fitted desk and matching base and wall cupboards.

#### FIRST FLOOR LANDING

Two double glazed windows to the rear, electric radiator, doors to all principal rooms.

#### BEDROOM ONE

3.00m x 2.84m min 4.11m into recess (9'10" x 9'4" min 13'6" into recess)

Double glazed window to the front, radiator, door to the;

#### EN-SUITE

2.13m x 1.14m (7'0" x 3'9")

Having a tiled and glazed enclosure with a fitted electric shower, pedestal wash basin, low level WC, tiled splash backs, light/shaver point, electric radiator, window to the rear.



3 Reception  
Room/s



3 Bedroom/s



2 Bath/Shower  
Room/s



#### BEDROOM TWO

4.06m x 2.79m (13'4" x 9'2")

Double glazed window to the front, radiator, ceiling beams.

#### BEDROOM THREE

2.90m x 2.16m (9'6" x 7'1")

Double glazed window to the front, radiator.

#### FAMILY BATHROOM

Fitted with a white suite of panelled bath having a plumbed-in mains shower above and glass splash screen, pedestal wash basin, low level WC, tiled splash backs, built-in linen cupboard, access to the roof space, radiator, double glazed window to the front.

#### OUTSIDE FRONT GARDEN

The cottage is approached via a driveway that leads to the front of the garage and the car port and provides ample off road parking. There is a low fence enclosed cottage garden with flowers and shrubs inset and a path leads to the front door.

#### DOUBLE GARAGE

7.06m x 5.92m (23'2" x 19'5")

Double width garage with two up and over garage doors, power and lighting connected. There is a good sized covered car port to the side and the entrance to the annexe is located to the opposite side of the garage.

#### ANNEXE GROUND FLOOR LOBBY

Stairs to the first floor, door to the Utility/Kitchen, door to the;

#### CLOAKROOM

Fitted with a low level WC, wash basin, storage radiator, tiled floor, double glazed window to the side.

#### UTILITY/KITCHEN

3.40m x 2.57m (11'2" x 8'5")

Having a double glazed window to the rear, plumbing for a washing machine, tiled flooring, door to the;

#### WORKSHOP

3.28m x 3.45m (10'9" x 11'4")

Double glazed window to the rear with work bench below, door to the car port area at the side of the garage.

#### ANNEXE FIRST FLOOR

7.04m x 3.56m (23'1" x 11'8")

Currently utilised as a living room/bedroom with three arched double glazed windows to the front, two storage radiators, access to under eaves storage space, double glazed sliding doors to the Balcony area that measures 11'8" x 8'8" (3.56m x 2.64m) and has decorative railings with lovely garden views beyond, storage cupboards, power points.

#### GARDENS & WOODLAND

The property enjoys lovely secluded gardens which comprise a paved seating and entertaining area with pond to the side, and a path leads to the extensive lawn that meanders through shaded wooded areas to a totally private lawn area to the rear that has open countryside views.

#### AGENTS NOTE

To obtain a copy of outline planning permission details visit [planning.wrexham.gov.uk/planning](http://planning.wrexham.gov.uk/planning), and input the following reference;

#### COUNCIL TAX

The current Council Tax Band is 'E' with £1,810 Payable in the year 2019/20. For clarification of these figures please contact Wrexham County borough Council The Guildhall, Wrexham Tel 01978 292031.

#### SERVICES

We believe that mains water and electricity are connected to the property with the drainage being to a private on-site system. The heating is via a oil fired boiler to radiators. None of these services have been tested.

#### TENURE

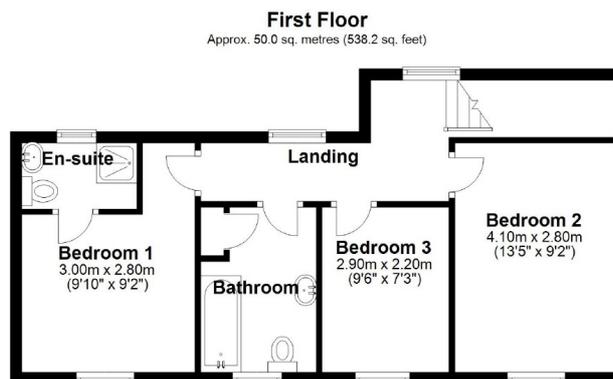
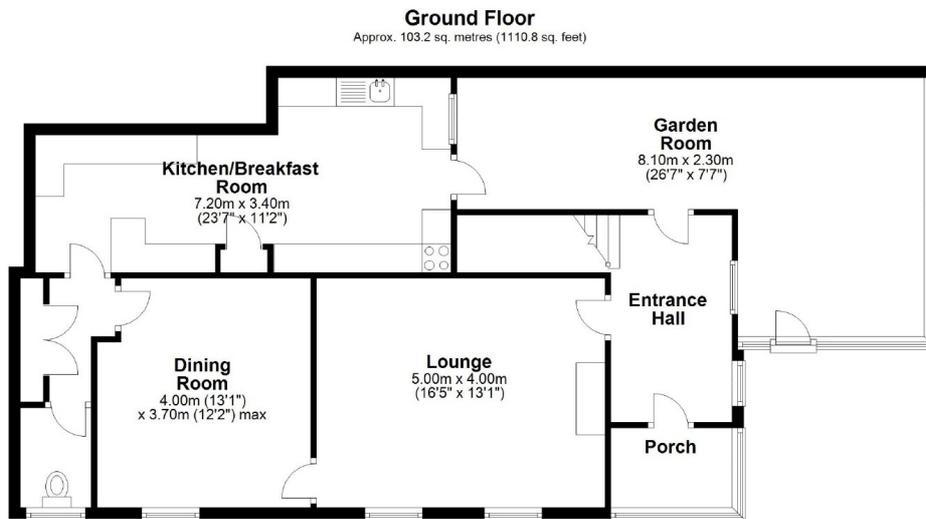
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

#### VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at [rightmove.co.uk](http://rightmove.co.uk) & [Onthemarket.com](http://Onthemarket.com) WH1102

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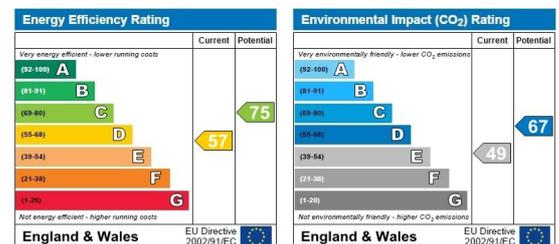


Total area: approx. 153.2 sq. metres (1649.0 sq. feet)  
Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

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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 Ratings



**01948 663 230**

**Whitchurch office:**  
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW  
E. whitchurch@hallsgb.com



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