



A fine country property with a rural outlook

Woodgate Cottage, Brown Heath, Ellesmere, Shropshire, SY12 0LA

Freehold



A fine country property with a rural outlook together with a substantial self-contained annexe, garaging, workshops and an enchanting garden.

Location

Woodgate Cottage is situated at the end of a country lane in the heart of the north Shropshire countryside offering an idyllic, rural lifestyle.

The area is well known for its unspoilt landscape with a number of walks, bridle paths and cycle routes in the locality. Day to day amenities are available nearby in the village of Loppington, (about 0.5 miles) which has a thriving community including a village hall, parish church and public house.

Ellesmere (six miles distant) offers a welcoming mix of independent shops including a traditional butcher, baker, weekly market and a supermarket; together with a number of cafes, public houses and a doctors surgery. The town is a well known tourist centre with boating facilities on the local meres and canal. It hosts a number of festivals throughout the year which include local artists and crafters. Wem (four miles distant) has a further range of shops and great selection of leisure facilities including a swimming pool, bowling green, tennis courts and cricket club.

There are a number of well-regarded schools within the area in both the state and independent sector, including Newtown Primary School, Packwood Haugh, Thomas Adams School, Ellesmere

College, Lakelands Academy, Moreton Hall, along with the Shrewsbury and Chester Schools.

The property is well situated for commuters with good road and rail access via the A5 to Shrewsbury and northbound towards Chester. Crewe railway station offers a direct and regular service to London Euston in one hour and thirty two minutes.

The regions airports include Manchester and Liverpool.

Woodgate Cottage

Woodgate Cottage is a charming country property which enjoys a delightful well established garden that includes three ponds, a productive kitchen garden and woodland; along with a detached double garage, a large workshop/ store room and a substantial, self-contained annexe which overlooks the enchanting garden to the front, and open countryside to the back offering the opportunity for additional living space for relatives or an exciting income potential.

The original house is believed to date to the early 19th century and has been added to over time presenting spacious accommodation which flows across two floors.

The house is accessed via an entrance porch with a tiled floor and ample space for coat and shoe storage.







The Summer House

The front door opens into the entrance hall/ dining area which has built in bookshelves, French doors opening to the garden and flows into the sitting room which has exposed timbers, an inglenook style fireplace with an exposed brick surround and a Clearview wood burning stove. There are two rooms off the sitting room, currently being utilised as studies however could be used as a useful second sitting room/ play room.

The kitchen has a tiled floor and is well equipped with a range of fitted cupboards and units along with enjoying fine views over the garden. This leads to the utility room with a pantry off, WC and access to the garden.

The drawing room is accessed via the inner hall through glass double doors and is a spacious room with a large Clearview wood burning stove. The principal bedroom suite is situated in the original part of the house and comprises a double bedroom with built in bookshelves which also provide access into additional,

attic storage space, a dressing room with built in wardrobes and an ensuite bathroom with a separate shower and airing cupboard. This is accessed via a staircase in the sitting room. A separate staircase from the inner hall rises to the remaining bedrooms which include two double bedrooms with built in wardrobes, a bedroom with a built in cabin bed, a WC and separate bathroom.

The Summer House

The Summer House is a wonderful annexe which was hand built between 2012-2016 offering the opportunity to provide an additional income or secondary accommodation for an independent relative, nestled within the grounds overlooking the stunning gardens.

Stairs lead up to the front door which opens to an entrance hall with a store room/ cloak cupboard. The living area is a fantastic open plan space with a Clearview wood burning, dining area and five sets of French doors opening onto the veranda.



The kitchen is well appointed with a range of contemporary fitted cupboards and units. There is also a bathroom and access outside.

Stairs rise to the double bedroom suite which boasts a walk in wardrobe, a spacious balcony with beautiful views over open fields and an en suite shower room.

Outside

The gated driveway offers off road parking for a number of vehicles and provides access to the detached, double garage with up and over doors and a store room off. There is an additional store/ workshop with two sets of twin doors offering a great workspace. There is a further store room and potting shed.

The gardens are simply glorious and are beautifully planted, abundant with wild spring bulbs along with a selection of mature trees including alder, birch, yew, oak, hazel and silver birch. There are three beautiful ponds situated within the grounds, one of which has a decked jetty. There is a productive kitchen garden, fruit cage and orchard which includes apple and pear trees. To the north side of the property is a paddock which has been planted with approximately 750 native trees.

The grounds extend to about 2.21 acres in total.

Directions

From Shrewsbury proceed north along the A5 Ellesmere Road to Harmer Hill, bear left at the Bridgewater Arms heading for Ellesmere. Upon reaching the village of Burlton, turn right signposted Loppington.

Continue to Loppington and in the centre of the village turn left signed Brown Heath. Continue on for about 0.5 miles and turn left signed towards The Summerhouse. The property is situated at the end of the lane.

Tenure

Freehold

Services

Mains water and electricity. Private drainage by way of a septic tank. Oil fired central heating.

Local Authority

Shropshire Band G.

The property is offered for sale by private treaty.

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars.

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

It should not be assumed that the property has the necessary planning, building regulations or other consents.

Savills have not tested any services, equipment or facilities. The Purchaser must satisfy themselves by inspection or otherwise.

AGENTS NOTE- THERE IS A THIRD PARTY RIGHT OF WAY ACROSS PART OF THE GARDEN- CONTACT AGENT FOR FURTHER DETAILS



Woodgate Cottage, Ellesmere
Main House 2,328 sq ft / 216 sq m
Garage 494 sq ft / 46 sq m
Outbuildings 951 sq ft / 88 sq m
Summer House 881 sq ft / 82 sq m
Utility 97 sq ft / 9 sq m
Balcony external area 44 sq ft / 4 sq m



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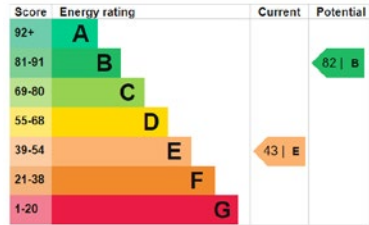
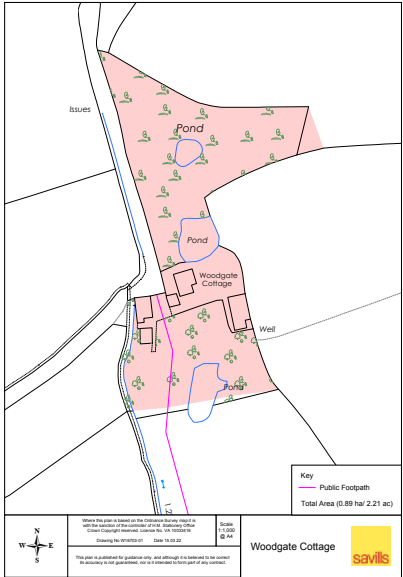
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