

# The Bothy Hengoed Oswestry SY10 7EE



**3 Bedroom House**  
**Offers In The Region Of £325,000**

## The features

- CHARMING 3 BEDROOM HOME
- SPACIOUS AND VERSATILE LIVING OVER 2 FLOORS
- ATTRACTIVE KITCHEN/DINING ROOM AND UTILITY ROOM
- 2 FURTHER GROUND FLOOR BEDROOMS AND SHOWER ROOM
- LOVELY COURTYARD GARDENS. VIEWING ESSENTIAL
- ENVIABLE COURTYARD LOCATION IN POPULAR VILLAGE
- RECEPTION HALL, LOUNGE WITH FEATURE FIREPLACE
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- GARAGE AND PARKING



\*\*\* UNIQUE AND APPEALING COURTYARD HOME \*\*\*

An excellent opportunity to purchase this Grade II listed versatile home, which was sympathetically restored approximately circa 25 years from the former stable block with many unique features including original iron windows which offers great space, particularly with its ground floor bedrooms which offer longevity of lifestyle.

Forming part of the Old Trewern Hall set amid lovely rural countryside a short distance from the self sufficient village of Gobowen, ideal for commuters being half a mile from the Railway Station and link roads.

The accommodation briefly comprises Reception Hall with spiral staircase, Lounge with feature stone fireplace with log burner, Sitting Room/ Bedroom 3, L shaped Lounge/ Dining Room, Utility Room, Bedroom 2 and Shower Room. On the First Floor is the Principal Bedroom with en suite.

The property has the benefit of central heating, period features, parking, garage and charming courtyard style garden, laid for ease of maintenance.

Viewing highly recommended.

## Property details

### LOCATION

#### RECEPTION HALL

wooden and glazed entrance door with side screen opening to Reception Hall with part exposed brick, coat/boot storage, radiator. Useful cloaks cupboard.

#### CLOAKS/SHOWER ROOM

A well appointed room with suite comprising large shower cubicle with electric shower, wash hand basin set into vanity with storage and concealed WC. Complementary tiled surrounds and flooring, part exposed brick work, shelving, radiator and window to the rear.

#### LOUNGE

A lovely room being naturally well lit by two windows overlooking the courtyard. Feature full height brick chimney breast housing cast iron log burner set onto slate hearth with wooden lintel over, exposed ceiling timbers, media point, radiator.

#### SITTING ROOM/BEDROOM

A versatile room having window to the rear, radiator.

#### GROUND FLOOR BEDROOM

with window to the rear, wardrobe recess, radiator.

#### KITCHEN/DINING ROOM

Another lovely light room with two windows overlooking the courtyard and being L-shaped. The Dining Area has ample space for table, radiator. The Kitchen is attractively fitted with range of contemporary units incorporating single drainer sink with mixer tap set into base cupboard. Further range of cupboards and drawers with work surfaces over and having inset hob with extractor hood over and contrasting stainless steel cutlery and pan drawers beneath, built in eye level double oven and grill with storage above and below and shelved larder unit to the side, stainless steel splash with eye level wall units over. Window to the rear, radiator and door leading back to the Reception Hall.

#### UTILITY ROOM

having ample space for appliances including washing machine, fridge/freezer, range of wall mounted units, oil central heating boiler, window to the rear. Personal door to the Garage.

### FIRST FLOOR

Feature spiral staircase leads to the First Floor and

#### PRINCIPAL BEDROOM

A lovely room with feature high vaulted ceiling with exposed beams and access to roof space. Naturally well lit by stained glass arch window to one side and further window overlooking the courtyard. Period fireplace, radiator.

#### EN SUITE SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

### OUTSIDE

The property occupies an enviable courtyard location approached over shared driveway to the personal parking. The Garden has been designed for ease of maintenance with brick paving, feature well, paved sun terrace with gravelled borders with privacy fencing. Garage/workshop with power and lighting and personal door to the Utility Room

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that mains services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



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Floor 0



Floor 1



**Approximate total area<sup>m</sup>**  
 1333 ft<sup>2</sup>  
 123.8 m<sup>2</sup>

**Reduced headroom**  
 23 ft<sup>2</sup>  
 2.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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## Get in touch

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 Shropshire, SY11 2SP

## We're available 7 days a week

HOME – four words that define who,  
 and what we are:

**Honest, Original, Motivated, Empathetic**

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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