

Silverdale Cottage Springbank Close Trefonen Oswestry SY10 9DJ



3 Bedroom House - Detached
Offers In The Region Of £480,000

The features

- CHARMING COTTAGE WITH BREATH-TAKING VIEWS
- SET IN BEAUTIFUL NATURAL GARDENS
- DINING ROOM, SITTING ROOM/HOME OFFICE
- 3 GENEROUS BEDROOMS, BATHROOM AND CLOAKROOM
- VIEWING ESSENTIAL
- WEALTH OF CHARACTER AND PERIOD FEATURES
- LOUNGE WITH FEATURE INGLENOOK AND BREAD OVEN
- LOVELY OPEN PLAN LIVING/DINING/KITCHEN
- GARAGE/HOBBIES ROOM, PARKING FOR NUMEROUS CARS
- EPC Rating D



*** CHARMING STONE COTTAGE WITH BREATH-TAKING VIEWS ***

An excellent opportunity to purchase this unique and individual detached stone cottage offering spacious and versatile accommodation with many rooms enjoying the most wonderful views over open countryside across to the Shropshire and Welsh Hills.

Occupying an enviable position in the heart of this popular and self sufficient village with good local amenities and being a short drive from the busy market Town of Oswestry and the A5/M54 motorway network.

The accommodation briefly comprises Lounge with feature inglenook with log burner and original bread oven, Dining Room, Family/Sitting Room, lovely open plan Living/Dining/Kitchen, Principal Bedroom with en suite Cloakroom, 2 further Bedrooms and family Bathroom.

The property has the benefit of central heating, double glazing, driveway with ample parking, Garage and the most delightful well stocked gardens and being elevated the property enjoys the most wonderful views.

Viewing essential. EPC Awaited

Property details

LOCATION

The property occupies an enviable position in the heart of the popular self sufficient village of Trefonen. Boasting an excellent range of facilities including primary school, post office/general store, public house, church and recreational facilities along with lovely countryside walks. The busy market town of Oswestry is a short drive away along with the Railway Station at Gobowen with links to Shrewsbury, Chester and London and the A5/M54 motorway network..

In an elevated position and enjoying the most magnificent views over open countryside right across to the Stiperstones and having wonderful walks across Offa's Dyke on the doorstep.

ENTRANCE

Door to the side opens to Reception area with door opening to

OPEN PLAN LIVING/DINING/KITCHEN

The hub of the home - being naturally well lit by windows overlooking the front which embrace the dramatic views. L-shaped with The Kitchen fitted with range of white fronted shaker style units incorporating single drainer enamel sink with mixer taps set into double base cupboard with work surface extending to the side with space beneath for washing machine. Further base units with recess for range cooker and ample space for appliances, free standing units and dressers. Useful walk in pantry cupboard and under stairs storage recess, quarry tiled floor and door to the side.

The Living/Dining area lends itself for great family entertaining and has velux roof lights. Wooden floor covering, radiator.

DINING ROOM

with feature exposed ceiling timbers, oak boarded floor, radiator.

LOUNGE

A charming room full of character with large inglenook fireplace housing cast iron log burner set onto slate hearth and featuring the original bread oven. Media point, radiator, oak boarded floor. Window to the front with lovely open aspect.

FAMILY/SITTING ROOM

A lovely light room with windows to three elevations, exposed stone walling, radiator.

FIRST FLOOR LANDING

Enclosed staircase leads from the Dining Room to the First Floor Landing off which lead

PRINCIPAL BEDROOM

A great room which was added approximately 20 years ago with feature vaulted ceiling, double opening French doors onto the garden, wooden boarded floor, radiator.

EN SUITE CLOAKROOM

with WC and wash hand basin, radiator.

BEDROOM 2

A generous double room having window to the front with breath-taking views over the gardens, open countryside and across to the Stiperstones. Exposed boarded floor, radiator.

BEDROOM 3

Again with window to the front with similar views, radiator. Exposed boarded floor.

BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator and heated towel rail and window to the rear.

OUTSIDE

The property occupies a lovely elevated position tucked away on a private lane in the heart of this popular village. Approached over driveway with ample parking and leading to the Garage/Games Room with power and lighting and personal door to the side. Two good sized timber garden storage sheds.

The Gardens are a particular feature of the property having been nurtured to attract wildlife and are laid extensively to lawn with well stocked flower, shrub and herbaceous beds and offering a good level of privacy being enclosed with hedging and fencing.

GENERAL INFORMATION

TENURE

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

SERVICES

We are advised that all mains water, electricity and drainage are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - 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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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	56	73

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

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