

Ivy House Station Road Whittington Oswestry SY11 4BT



4 Bedroom House - Detached
Offers In The Region Of £365,000

The features

- NO ONWARD CHAIN
- SPACIOUS AND VERSATILE LIVING OVER THREE FLOORS
- SPACIOUS LOUNGE & KITCHEN/ DINING ROOM
- CLOAKS/BOOT ROOM AND UTILITY
- VIEWING ESSENTIAL
- CHARMING 4 BEDROOM DOUBLE FRONTED PERIOD HOME
- RETAINING MANY ORIGINAL FEATURES
- 4 GOOD SIZED DOUBLE BEDROOMS AND 2 BATHROOM
- ENCLOSED REAR GARDEN AND OFF ROAD PARKING
- ENERGY PERFORMANCE RATING "D"



*** CHARMING DOUBLE FRONTED GEORGIAN HOME WITH NO ONWARD CHAIN ***

An opportunity to purchase this beautifully presented period home believed to date back to circa 1800's. Offering deceptively spacious living accommodation spread over three floors, perfect for a growing family.

Occupying an enviable position in the heart of the historic village of Whittington and being within walking distance of all it's amenities. Easy access to the A5/ M54 motorway network, and train links at the nearby Gobowen Train Station.

The accommodation briefly comprises Lounge, Open Plan Kitchen/ Dining Room, Boot Room, Utility/ Cloakroom, Four Double Bedrooms and two Bathrooms.

The property has the benefit of gas central heating, enclosed rear garden which has been laid for ease of maintenance and off road parking for several vehicles.

VIEWINGS ESSENTIAL

Property details

LOCATION

The property occupies an enviable position in the heart of the highly desirable and historic village of Whittington, renowned for its charming character, vibrant community, and the iconic Whittington Castle with its beautiful grounds. The village offers an excellent range of local amenities including a popular primary school, local shops, and two well-regarded public houses/restaurants. Whittington is ideally situated for access to prestigious private schools in both Oswestry and Ellesmere, as well as a variety of respected public schools in the surrounding area. The bustling market town of Oswestry is just a short drive away, offering an extensive range of shops, services, and leisure facilities. The property is well-connected, with easy access to the A5/M54 motorway network for travel to Chester, Shrewsbury, and beyond. Gobowen railway station, located nearby, provides direct services to North Wales, Chester, the West Midlands, and London.

ENTRANCE

Covered entrance to the front with timber door leading into,

LOUNGE

A welcoming room which is naturally well lit with window to the front aspect. Cast iron log burning stove with fire surround and tiled hearth. Exposed timbers beams, doors leading off,

KITCHEN/ DINING ROOM

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. One and a half bowl stainless steel sink set into base level unit, space for freestanding cooker with extractor hood over. Further range of matching wall mounted units, partially tiled walls and window to the rear aspect. Gas fired Range style cooker set into chimney recess with wooden mantel beam above and tiled

flooring.

Dining Area- With ample space for family dining table providing the perfect space for entertaining with friends and family. Window to the front aspect, solid wood flooring, exposed timber beams, chimney recess with bespoke bottle rack. Radiator.

BOOT ROOM

With window and door to the front aspect leading out to the courtyard area, further door leading out to the Rear Garden and driveway. Base level unit with work surface over.

INNER HALLWAY

Leading off from the Lounge into the Inner Hallway with staircase leading up to the First Floor Landing and further door leading into,

UTILITY/ CLOAKROOM

With window to the rear aspect, WC and wash hand basin, space and plumbing for washing machine and tumble dryer with work surface over. Quarry tiled flooring. Radiator.

FIRST FLOOR LANDING

Staircase leads from the Inner Hallway to the First Floor Landing with window to the side aspect. Further staircase leads to Second Floor Landing.

BEDROOM 1

Double bedroom with window to the front aspect, feature cast iron fireplace, dado rail. Radiator

BEDROOM 2

With window to the front aspect, feature cast iron fireplace. Radiator.

FAMILY BATHROOM

fitted with contemporary suite comprising of freestanding bath, shower cubicle with waterfall shower head over, concealed WC and wash hand basin with vanity unit below. Heated towel rail and window to the rear aspect.

SECOND FLOOR LANDING

Stairs leading from the First Floor Landing to the Second Floor Landing with window to the rear aspect. Radiator, doors leading off,

BEDROOM 3

With window to the front and side aspect. Exposed ceiling beams. Radiator

BEDROOM 4

With window to the front aspect, cast iron feature fireplace. Radiator

FAMILY BATHROOM

With window to the side aspect, suite comprising of panelled bath, WC and wash hand basin with complimentary tiled splash back. Radiator.

HOME OFFICE/GARDEN ROOM/GAMES ROOM

Large garage/ workshop to the rear of the property with pedestrian access door and further door opening allowing access for a vehicle. Full width bifold doors, Power sockets, heating and lighting.

OUTSIDE

The property is approached through wrought iron gate and divided from the roadway by brick walling with additional wrought iron fencing. Enclosed courtyard style garden which is well stocked with shrub and herbaceous beds and mature climbing Wysteria. To the side is a large gravelled driveway which provides ample parking for numerous vehicles and surrounded by flower, shrub and herbaceous beds.

Large Garage/Workshop.

The property is enclosed with brick walling and fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold..

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - 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

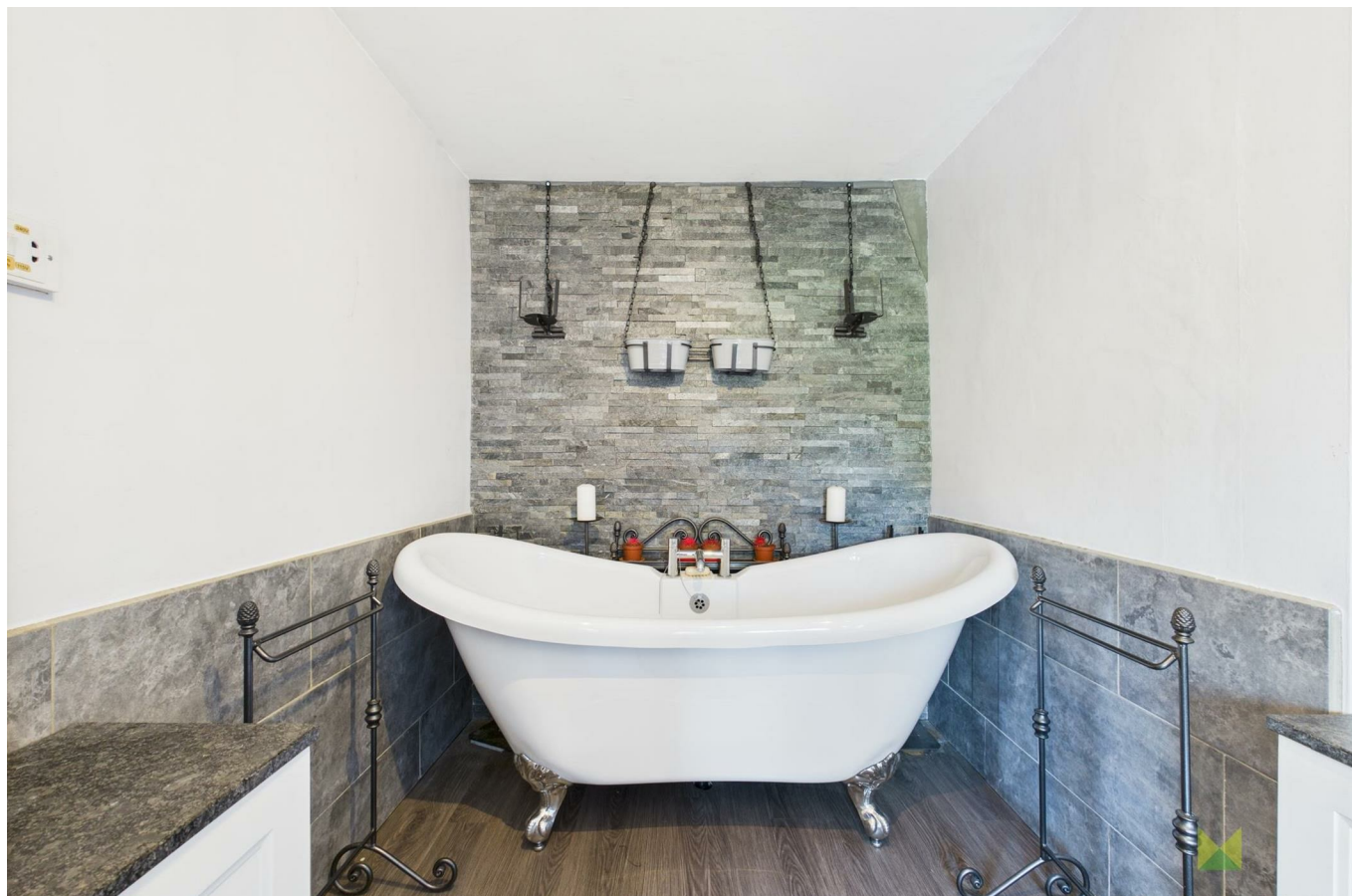
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





Ivy House Station Road, Whittington, Oswestry, SY11 4BT.

4 Bedroom House - Detached
Offers In The Region Of £365,000





Judy Bourne

Director at Monks

judy@monks.co.uk

Get in touch

Call. 01691 674567

Email. info@monks.co.uk

Click. www.monks.co.uk

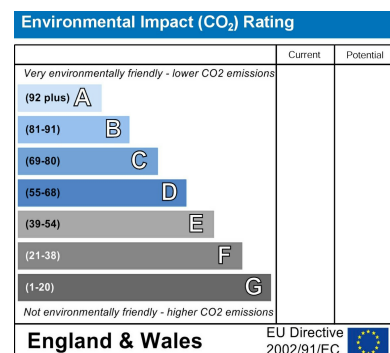
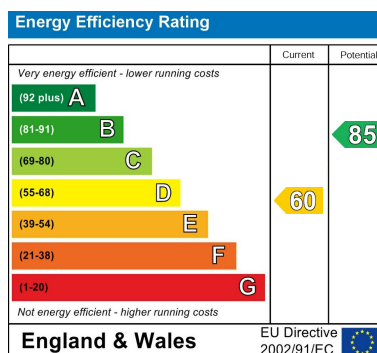
Oswestry office

16 Church Street, Oswestry,
Shropshire, SY11 2SP

We're available 7 days a week

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

Honest, Original, Motivated, Empathetic



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