

Porth Y Waen Oswestry SY10 8LX



4 Bedroom House - Detached
Offers In The Region Of £725,000

The features

- CHARMING DETACHED HOUSE SET IN 3.5 ACRES
- BEAUTIFULLY PRESENTED, VERSATILE EXTENDED FAMILY LIVING
- SURROUNDED BY FABULOUS COUNTRYSIDE VIEWS
- PRINCIPAL BEDROOM SUITE WITH DRESSING ROOM AND EN SUITE
- VIEWING ESSENTIAL.
- ENVIABLE SEMI RURAL LOCATION CLOSE TO THE TOWN AND AMENITIES
- 3 PADDOCKS, WOODLAND COPSE, STABLING AND OUTBUILDINGS
- HALL, LOUNGE, STUDY, IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN
- 3 FURTHER BEDROOMS AND FAMILY BATHROOM
- ENERGY PERFORMANCE RATING



***** IMPRESSIVE FAMILY HOME IN CIRCA 2.5 ACRES WITH STABLING *****

A unique opportunity to purchase this immaculately presented 4 bedroom detached home which has been extended to provide spacious and versatile accommodation and set in a fabulous plot surrounded by 3 paddocks and woodland copse – perfect for equestrian use, work from home business, or those just looking for the traditional ‘good life’.

Occupying an enviable position a short drive from the busy market Town of Oswestry which boasts an excellent range of amenities including schools, supermarkets, independent stores, restaurant and cafe culture and being within easy reach of the County Town of Shrewsbury.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge with feature chimney breast, Study/Home Office, impressive open plan Living/Dining/Kitchen, Utility Room, Principal Bedroom suite with Dressing Room and Shower Room, 3 further Bedrooms and well appointed Bathroom.

The property has the benefit of sealed unit double glazing, oil central heating, driveway with parking for numerous vehicles, formal landscaped garden, stabling, range of outbuildings and paddocks – the whole extending in total to approximately 3.5 acres.

Viewing highly recommended.

Property details

LOCATION

The properties occupy an enviable position in this popular Village just under 5 miles from the centre of Oswestry. Set amid some of the finest countryside with lovely open views over adjoining fields to the Hills. There are good local facilities including school, public houses a short drive away. The busy market Town boasts a range of facilities including schools, supermarkets, independent stores, banks, restaurants, public houses, cafe's, churches and recreational activities. For commuters there is ease of access to the A5/M54 motorway network and the Railway Station at Gobowen which has links to Shrewsbury, Chester and London.

RECEPTION HALL

Sealed unit double glazed door with glazed side slips opens to light and inviting Reception Hall with additional window to the side, parquet wood block floor, useful under stairs storage recess, wood panelling to walls, radiator.

CLOAKROOM

with suite comprising WC and wash hand basin, window to the side, decorative wood panelling.

LOUNGE

A charming room with picture walk in bay window overlooking the front and aspect over the garden. Exposed brick chimney breast housing cast iron burner set onto tiled hearth and with feature bread oven over and display shelving to either side. Attractive wood panelled walls, parquet wood block flooring, media point, radiator.

STUDY/HOME OFFICE

A versatile room, naturally lit with windows to the side and rear with lovely aspect over the paddocks. Excellent range of storage and shelving, radiator.

IMPRESSIVE OPEN PLAN KITCHEN/ DINING/ LIVING AREA

This fabulous room is the heart of the home and is perfect for those who love to entertain and is naturally well lit with aspects over the gardens and paddocks.

The Living area has a feature media wall with recess for TV, fire and display shelving along with double opening French doors leading onto decked sun terrace and the garden.

The Dining area features a French door leading to the side, wood panelling to dado height, radiator

The Kitchen is beautifully fitted with comprehensive range of soft cream shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with round edge work surfaces over space for dishwasher, walk in shelved pantry cupboard with lighting and recess for American style fridge freezer. Built in double oven and microwave and additional single oven each with storage above and below, attractive glass splashback. Breakfast island housing ring hob with extractor hood over and additional cupboards and drawers beneath. Windows with lovely aspects to the side and rear over the paddocks, wooden effect floor covering throughout.

UTILITY/BOOT ROOM

with single drainer sink set into base cupboard with

workspace extending to the side with space for appliances. Oil central heating boiler, radiator, attractive tiled floor and door to the rear.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the spacious First Floor Landing with window to the side with aspect over the paddocks, decorative wood panelling. Double Airing/Storage cupboard.

PRINCIPAL SUITE

A lovely room again flooded with light from double opening French doors with Juliette balcony providing aspect over the Paddock, open countryside and hills beyond. Decorative wood panelling to dado height, radiator.

DRESSING ROOM

With hanging rails and shelving, window with lovely aspect over the Paddock, decorative wood panelling to dado height, radiator.

EN SUITE

with suite comprising large shower cubicle, wash hand basin and WC. Window to the front with lovely aspect over fields and hills, wood panelling to dado height, radiator.

BEDROOM 2

A generous double room with window to the side with aspect across the paddocks down towards the copse area. Feature wood panelling, radiator.

BEDROOM 3

with window to the front with lovely aspect over open fields and the Welsh Hills. Ornamental fireplace, radiator.

BEDROOM 4

Again with aspect to the front with views over fields and Welsh Hills, radiator.

FAMILY BATHROOM

A well appointed room, attractively fitted with suite comprising panelled bath with mixer taps/shower attachment and shower unit over, wash hand basin and WC. Decorative wood panelling to dado height, radiator and window to the front with lovely open aspect over fields and Welsh Hills.

OUTSIDE

The property occupies an enviable position in this popular small hamlet and approached over long driveway which gives access to excellent parking and turning with space for numerous vehicles and leading to the range of outbuildings and stabling.

The formal garden lies to the front of the house, attractively laid to lawn with well stocked flower and shrub beds with inset specimen trees. Decked and paved

sun terraces immediately adjacent to the Dining/Kitchen which is ideal for those who love to entertain outdoors.

There are 3 Paddocks which are individually fenced and gated and to the rear of the land is a woodland copse and which extend in total to approximately 3.5 acres and are well screened with mature hedging and specimen trees.

OUTBUILDINGS

There are a good range of outbuildings including large Garage/Workshop and open fronted double carport, tool shed and timber garden store.

STABLE BLOCK

A detached block consisting of two individual stables and tack room.

GENERAL INFORMATION

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TENURE

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

SERVICES

We are advised that mains electricity and water are connected. There is a septic tank and oil tank

COUNCIL TAX BANDING

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

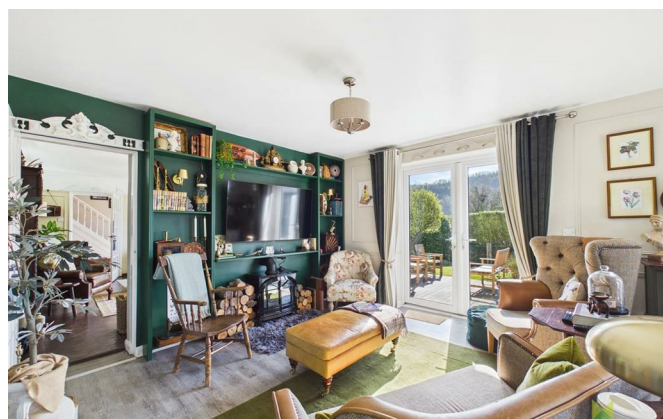
NEED TO CONTACT US

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.



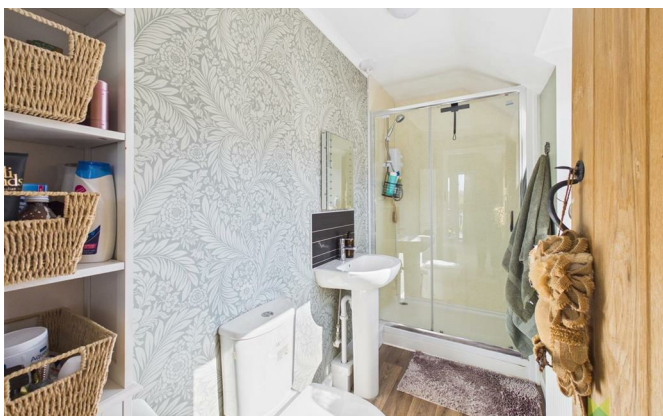


MONKS



Porth Y Waen, Oswestry, SY10 8LX.

4 Bedroom House - Detached
Offers In The Region Of £725,000





Approximate total area[®]
1742 ft²
161.8 m²



(1) Excluding balconies and terraces

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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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	

Environmental Impact (CO₂) 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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