

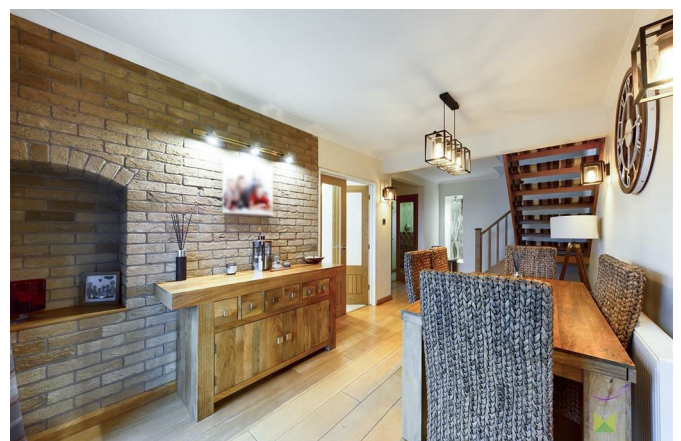
Fernhill Trefonen Oswestry SY10 9DP



4 Bedroom House - Detached
Offers In The Region Of £425,000

The features

- STUNNING VIEWS TO WELSH HILLS
- PLANNING PERMISSION FOR ADDITIONAL ACCOMMODATION
- BEDROOM 4/HOME OFFICE
- 2 FURTHER DOUBLE BEDROOMS
- VIEWING ESSENTIAL
- UNIQUE AND VERSATILE FAMILY HOME
- GOOD SIZED LOUNGE AND DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- GARAGE AND LARGE GARDENS



***** IMPRESSIVE FAMILY HOME WITH STUNNING VIEWS *****

A perfect home for those who love to entertain, work from home or have a growing family. Offering deceptively spacious accommodation with planning permission granted for additional living accommodation.

This versatile home occupies an enviable position in this much sought after village just 3 miles from the vibrant market Town of Oswestry which boasts an excellent range of amenities.

Set in large gardens with outstanding views over surrounding countryside and Welsh Hills.

Reception Hall, Lounge, Dining Room, Study, Bedroom 4/Family Room, breakfast Kitchen, Utility and Cloakroom on the Ground Floor along with Principal Bedroom with en suite, two further double Bedrooms and family Bathroom on the First Floor.

Garage and parking. Viewing Essential.

Property details

DESCRIPTION

This unique detached home offers great flexibility of living ideal for today's modern lifestyle. Set in an elevated position with the most stunning backdrop over the Welsh Hills the owners have had planning permission granted for a double storey extension to provide what will be an impressive Lounge and open plan Dining/Kitchen both which feature full width bi-folds across the rear to capture the views. On the First Floor the permission provides for extending the current Principal Bedroom to include a Dressing Room, larger en suite and Juliette style balcony and a Guest Bedroom with en suite. For full detailed information please refer to the website of shropshiregov.uk - ref 10/03279/FUL..

LOCATION

The property occupies an enviable village location just 3 miles from the Town. Trefonen is self sufficient with an excellent range of amenities including school, shop, post office, hairdressers, church, restaurant and public house along with an active Village Hall which runs events throughout the year including the annual May hill walk. There are stunning walks and scenery along Offa's Dyke which goes through the village not far from the property. Further amenities can be found in the market town of Oswestry which is situated only three miles away with many independent shops, The main A5 is only 3 miles away and the railway station 5 miles away. The area boasts an international Orthopaedic hospital and also many good schools including Moreton Hall, Oswestry School and Ellesmere College.

DIRECTIONS

From Oswestry proceed out of town turning right at the traffic lights by the Wynnstay hotel onto Upper Brook Street past Oswestry School and continues as Trefonen Road. Proceed along Trefonen Road for approximately 2 miles. On entering Trefonen continue over the zebra crossing turning right onto Bellan Lane and after the Post Office and Village Shop take the second right onto Old Post Office Lane. Turn second left into Hollies Lane where the property will be found on the left hand side.

ENTRANCE HALL

Recessed entrance with wooden entrance door opening to spacious Reception Hall with window to the front, wooden floor covering, radiator. Door to useful deep storage cupboard.

DINING/FAMILY ROOM

A lovely room perfect for those who love to entertain featuring sliding patio doors leading onto decked sun terrace. Exposed brick work, wooden floor covering, radiator. Double opening wooden and glazed doors to

LOUNGE

A well proportioned room with window to the rear with lovely outlook over the Welsh Hills. Media point, radiator, recessed ceiling and fitted wall lights. Feature stone fireplace with marble hearth housing cast iron log burner, radiators. Please note the Planning Permission provides an extension to this room which will feature full length bi-folds to capture the view.

BEDROOM 4/HOME OFFICE

A great multi purpose room with window to the side, radiator.

BREAKFAST KITCHEN

Attractively fitted with modern range of cream fronted shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of matching cupboards and drawers with worksurfaces over and having integrated dishwasher beneath with matching fascia panel. Inset hob unit with extractor hood over and drawers beneath, built in double oven and grill with cupboards above and below. Matching range of eye level wall units, peninsular breakfast bar area and deep recess suitable for American style fridge freezer, fitted display shelving. Window to the side and rear with fabulous open outlook towards the Welsh Hills. Wooden floor covering, radiator.

UTILITY ROOM

With sink set into base cupboard with storage, space and plumbing for washing machine, tumble dryer, tiled flooring and window to the rear again with lovely outlook to Hills.

REAR ENTRANCE PORCH

With tiled flooring with door to the side and garden.

CLOAKROOM

Fully tiled with suite comprising low flush WC and wash hand basin, radiator.

FIRST FLOOR LANDING

Staircase leads to the spacious First Floor Landing - which could house a small study area - and large walk in Airing Cupboard with shelving.

PRINCIPAL BEDROOM

With window to the rear with stunning views over the village, countryside and Welsh Hills. Excellent range of fitted wardrobes and dressing table area with further window to the side. Radiator.

EN SUITE SHOWER ROOM

With shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

BEDROOM 2

A good sized double bedroom with window to the side, built in wardrobe, radiator.

BEDROOM 3

Again a good sized double bedroom with window to the side, radiator.

FAMILY BATHROOM

With suite comprising large corner jacuzzi bath, separate shower cubicle with direct mixer shower unit, wash hand basin and WC set into concealed vanity with ample cupboard and drawer storage. Complementary tiled surrounds, heated towel rail, wooden effect floor covering. Window to the side.

OUTSIDE

The property is approached over driveway with parking for several cars and leading to the Garage with up and over door. The front is well screened with mature hedging and specimen trees and side pedestrian access leads along either side to the Rear Garden which is of a particularly good size, laid extensively to lawn with well stocked flower, shrub and herbaceous beds and mature specimen trees. Raised sun terrace immediately adjacent to the rear of the Dining Area provides an elevated area, perfect for those who love to dine alfresco with a wonderful backdrop of the Welsh Hills.

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 water, electricity are connected. Drainage to septic tank and oil central heating.

COUNCIL TAX BANDING

We are advised the Banding is an D with Shropshire Council.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' 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/buy/mortgage-calculator/) 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.

Fernhill , Trefonen, Oswestry, SY10 9DP.

4 Bedroom House - Detached
Offers In The Region Of £425,000





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Get in touch

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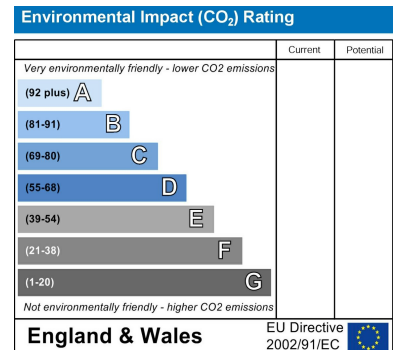
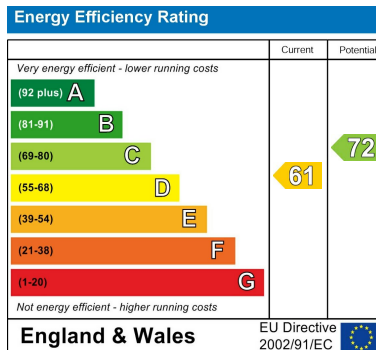
Oswestry office

27 Cross Street, Oswestry,
Shropshire, SY11 2NF

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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