

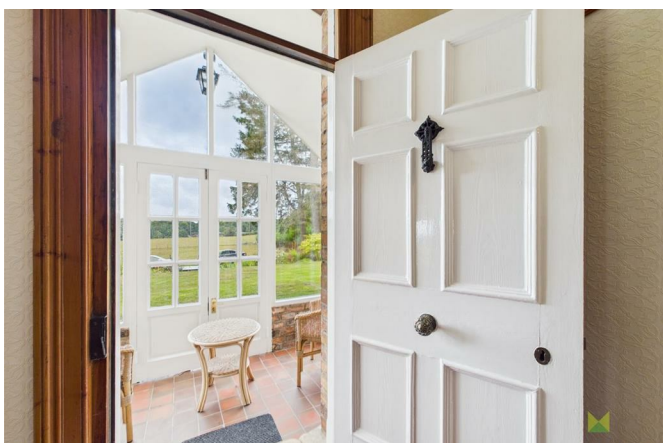
Bryn Y Mapsis Nant Lane Morda Oswestry SY10 9AL



4 Bedroom House
Offers In The Region Of £750,000

The features

- LARGE PERIOD FAMILY HOME SET IN LARGE GARDENS
- RECEPTION HALL WITH CLOAKS, UTILITY /BOOT ROOM AND CELLAR
- LARGE FARMHOUSE STYLE KITCHEN/BREAKFAST ROOM
- DRIVEWAY WITH AMPLE PARKING, GARAGE AND STORES
- MANY ORIGINAL PERIOD FEATURES
- STUNNING UN-INTERRUPTED RURAL VIEWS
- GOOD SIZED LOUNGE AND SITTING ROOM WITH FEATURE FIREPLACES
- 4 LARGE DOUBLE BEDROOMS, EN SUITE AND FAMILY BATHROOM
- BEAUTIFUL WELL STOCKED GARDENS
- OFFERED FOR SALE WITH NO ONWARD CHAIN



***** IMPRESSIVE PERIOD HOME WITH STUNNING RURAL VIEWS *****

An excellent opportunity to purchase this truly fabulous double fronted, former farmhouse set in fabulous gardens extending to..... and offering spacious and versatile accommodation with large Attic Rooms ripe for conversion - perfect for a growing family, work from home and those who need space.

Set in a truly enviable semi rural position on the edge of the popular village of Morda which has local amenities and being a short drive from the busy market Town of Oswestry yet having breath taking un interrupted views over adjoining countryside across to the Shropshire and Welsh Hills.

The accommodation which must be viewed to be fully appreciated briefly comprises Entrance Porch, Reception Hall, through Lounge with feature fireplace, Sitting Room with log burner, Dining Room, large farmhouse style Kitchen/Breakfast Room, Utility, Cloaks/Boot Room and large Cellar. On the First Floor are 4 double Bedrooms two of which have a Jack and Jill en suite and period family Bathroom. On the Second Floor is fabulous space which could provide additional accommodation and would make an impressive Principal Suite.

The property has the benefit of some underfloor heating, oil central heating, original sash windows, high ceilings, stripped wooden doors, skirting and architraving.

Approached over a long gravelled driveway, additional parking, garage and range of stores and set in beautifully maintained and well stocked gardens which benefit from open views.

Viewing essential.

Property details

LOCATION

The property occupies a truly enviable semi rural location with stunning rural views, yet located right on the edge of the popular village of Morda where you will find amenities including primary school, general store, public house along with lovely surrounding walks. The busy market Town of Oswestry is a short drive away where you will find a host of shopping facilities, eateries, range of schools including the famous independent Oswestry School and for commuters there is ease of access to the A5/M54 motorway network with links to Shrewsbury, Wrexham, Chester, Manchester and M6 beyond.

ENTRANCE PORCH

Wooden and glazed entrance Porch with aspect over the gardens and open views beyond, quarry tiled floor, original wooden entrance door to

RECEPTION HALL

An inviting Reception area with feature high ceiling with moulded cornicing, original period brass coat hooks, radiator. Door leading down to

CELLAR

Which is of a good size and creates useful storage space. Power and lighting.

LOUNGE

A lovely dual aspect room, naturally well lit with sash windows to the rear, and front elevation with wonderful open aspect over the gardens and open fields beyond. Feature period cast iron fireplace with decorative tiled insets and open grate, picture rail, media point, underfloor heating and radiators.

SITTING ROOM

Another lovely light room with sash window to the side and sliding patio doors leading onto the patio

and gardens and from which there are aspects over the gardens and open fields beyond. Chimney breast with brick inset housing cast iron log burner, media point, radiator.

DINING ROOM

A great multi purpose room with window to the rear, wooden floor covering and underfloor heating, radiator. Double opening wooden and glazed doors to

KITCHEN/BREAKFAST ROOM

Attractively fitted with L-shaped range of wooden fronted units incorporating deep glazed Belfast style sink with mixer taps set into base cupboard. Further range of cupboards and drawers with granite work surfaces over with integrated dishwasher and matching fascia panel and having space for slot in cooker and washing machine and matching eye level wall units. Ample space for dining table, fridge/freezer etc. Quarry tiled floor and underfloor heating, two windows overlooking the side and additional window to the rear, radiator. Secondary enclosed staircase leading to the First Floor.

UTILITY/BOOT ROOM

with quarry tiled floor, fitted coat hooks and boot storage, door to the garden.

CLOAKROOM

with period suite comprising high flush WC and wash hand basin, quarry tiled floor.

FIRST FLOOR LANDING

From the Reception Hall staircase with wooden handrail and balustrading leads to the First Floor Galleried Landing which has sash window to the rear aspect and additional sash window to the fore with the most wonderful un-interrupted views over the gardens, countryside and Shropshire Hills beyond. Radiator.

BEDROOM 1

A generous double room having sash window to the front again with views over the gardens, countryside and Shropshire Hills. Period grate and radiator. Door to walk in wardrobe with lighting.

BEDROOM 2

Another generous double room with sash window to the front with views over gardens and open countryside. Built in double wardrobe, radiator.

JACK AND JILL SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Fully tiled surrounds, radiator.

BEDROOM 3

Another double room with sash window to the side and views over the gardens, countryside and Shropshire Hills, radiator.

BEDROOM 4

another double room with sash window to the rear, period fireplace, radiator.

FAMILY BATHROOM

with period style suite comprising free standing roll top bath, shower cubicle, wash hand basin and high flush WC. Complementary tiled surrounds, sash window to the side, radiator.

SECOND FLOOR

Enclosed staircase leads to the Second Floor and Attic Space which is zoned into 3 areas and would lend itself to the perfect Principal Bedroom suite with Dressing Area and en suite. There are two sash windows which provide the most wonderful aspect over the gardens, open countryside and hills beyond. Exposed ceiling timbers and wooden flooring.

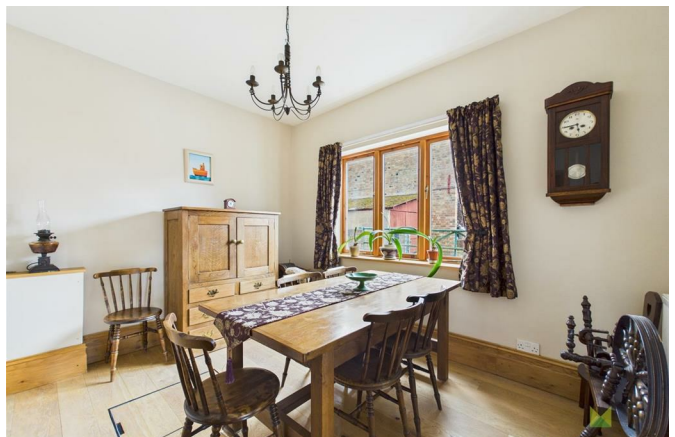
OUTSIDE

The property occupies an enviable position and is approached through a 5 bar gate over long gravelled driveway with ample parking for numerous vehicles and to the rear of the property over a shared courtyard which provides additional parking for up to 2 cars along with the Garage which has remote up and over door, power and lighting and adjacent large storage shed.

The Gardens are a particular feature of the property of the property being extensively laid to lawn which lie to the fore and side with an abundance of well stocked flower, shrub and herbaceous beds along with inset specimen trees, enclosed with fencing and

stone walling. Steps lead up to the upper level lawn with pathway around and leading to the main entrance door. The are breathtaking views over the adjoining farmland and adjoining countryside far reaching to the hills in the distant.

Range of brick built garden storage units including tool/machinery and log store and housing oil tank.

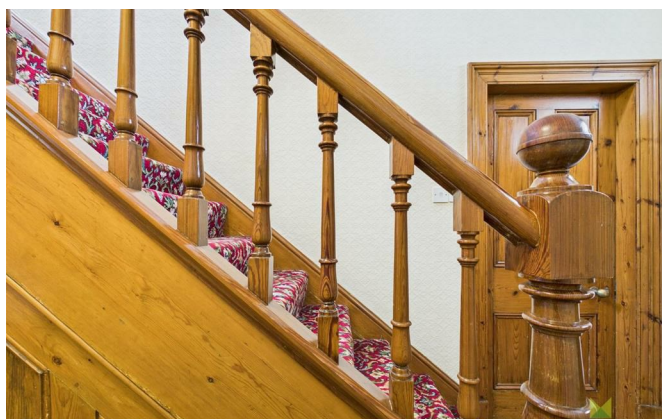
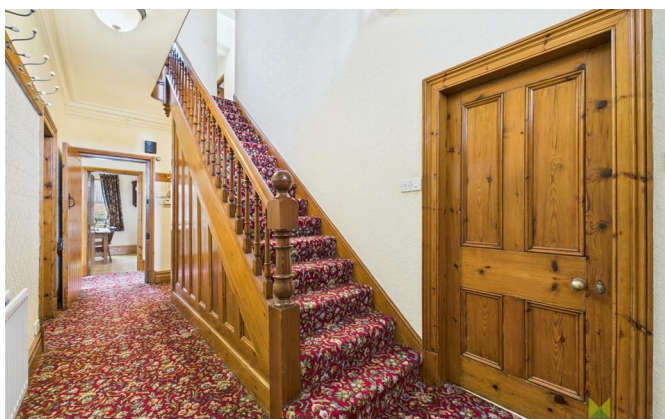




Bryn Y Mapsis Nant Lane, Morda, Oswestry, SY10 9AL.

4 Bedroom House

Offers In The Region Of £750,000





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

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 (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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