

St. Martins Moor St. Martins Oswestry SY10 7BQ



3 Bedroom Cottage
Offers In The Region Of £575,000

The features

- DECEPTIVELY SPACIOUS AND CHARMING DETACHED COTTAGE
- ENVIABLE VILLAGE LOCATION WITH EXCELLENT AMENITIES
- LARGE OPEN PLAN LIVING/DINING/KITCHEN
- 2 FURTHER DOUBLE BEDROOMS AND BATHROOM
- VIEWINGS ESSENTIAL
- SET IN GARDENS AND SMALL PADDOCK OF OVER 0.5 ACRES
- LOUNGE, SNUG, LARGE GARDEN ROOM/CONSERVATORY
- PRINCIPAL BEDROOM WITH EN SUITE
- GARAGE, WORKSHOP AND FOUNDATIONS FOR FURTHER OUTBUILDING
- ENERGY PERFORMANCE RATING "



***** IMPRESSIVE DETACHED HOUSE SET IN 1/2 ACRE GARDEN AND Paddock *****

An unique opportunity to purchase this beautifully presented, much improved detached home, offering deceptively spacious and versatile living – perfect for a growing family, those who love to entertain and offering great options for those who work from home.

Occupying an enviable position on the edge of the popular village of St. Martins, and within easy access to the nearby Market Town of Oswestry and all it's amenities.

The accommodation briefly comprises Entrance Porch, Reception Hall, Spacious Lounge, Snug, Conservatory, Impressive Kitchen/ Dining Room, Utility/ Cloakroom, Principal Bedroom with en suite and walk in wardrobe, 2 further double Bedrooms and well appointed Bathroom.

The property has the benefit of gas central heating, double glazing, large driveway with ample off road parking, garage and workshop along with foundations laid for further outbuilding which could provide a dependent relative annexe or work from home unit.

The Gardens are a particular feature and to the rear is an adjacent paddock area.

Viewings Essential.

Property details

LOCATION

The property enjoys a quiet location set back from the Shropshire Union Canal on the edge of the sought after village of St Martins, this property enjoys a peaceful yet accessible setting just a short drive from the historic market town of Oswestry. Surrounded by rolling countryside and scenic walking routes, the location offers an ideal blend of rural charm and everyday practicality. A range of local amenities—including shops, schools, and a community centre—are close at hand, while excellent transport links provide easy connections to Shrewsbury, Wrexham, and beyond. Whether you're looking for a tranquil retreat or a well-connected, family-friendly neighbourhood, St Martins offers the best of both worlds.

ENTRANCE PORCH

Partially glazed uPVC door leading into the Entrance Porch, with glazed roof, window's to the front aspect, tiled flooring. Further door leading into,

RECEPTION HALL

With staircase leading to the First Floor Landing, window to the front aspect, door opening to storage cupboard and further door leading into the Snug.

KITCHEN/ DINING ROOM

A lovely through room naturally well lit by windows to

the front and rear. Beautifully fitted with range of soft grey fronted shaker style units incorporating one and half bowl undermount sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher, wine cooler and 4 ring hob with extractor hood over and deep pan drawers beneath. Built in eye level double oven and grill with cupboards above and below and double opening larder unit with shelving and fridge/freezer. Peninsular breakfast bar with overhang seating area and matching eye level wall units with glazed display cabinets. Tiled flooring throughout, recessed ceiling lights, radiator.

LOUNGE

A spacious room with window overlooking the front, chimney recess housing cast iron log burning stove with wooden mantle beam over and tiled hearth. Coved ceiling, radiator. Doors leading into,

GARDEN ROOM/DINING ROOM

An excellent multi purpose room being of brick and sealed unit double glazed construction with all year round roof, power and lighting, tiled floor and doors to garden. Radiator.

SNUG

A versatile room showing the character of this

property with exposed ceiling beams, chimney recess with exposed brick and housing cast iron log burning stove with slate hearth. Window to the front aspect, radiator.

CLOAKROOM/ UTILITY ROOM

With WC and wash hand basin. Tiled walls and tiled flooring, worksurface with space beneath for washing machine and tumble dryer, two windows overlooking the rear aspect.

REAR PORCH/BOOT ROOM

Brick based and sealed unit with glazed roof. Tiled flooring, door leading out to the garden.

FIRST FLOOR LANDING

Stairs lead from the Reception Hall to the First Floor Landing with window overlooking the rear aspect. Access to loft space

PRINCIPAL BEDROOM

A good sized double bedroom with window to the front and side aspect. Access to loft space, doors leading off,

EN-SUITE

With suite comprising of walk in shower with waterfall head over. WC and vanity unit with wash hand basin. Window to the rear aspect, tiled walls and tiled flooring. Heated towel rail.

WALK IN WARDROBE

With window to the rear aspect. Fitted shelving and hanging rails.

BEDROOM 2

Double bedroom with window to the front aspect. Radiator, door opening to over stairs storage cupboard.

BEDROOM 3

With window to the front aspect. Exposed ceiling beams, Radiator.

FAMILY BATHROOM

With window to the front aspect, exposed ceiling beam, suite comprising of double width walk in shower, panelled bath with shower head over, WC and vanity unit with wash hand basin. Wall mounted mirror with LED lights. Heated towel rail

GARAGE

A versatile space currently used as a gym and crafts room- Perfect for a home office/ study for those working from home. Have double opening doors to the front aspect and single door to the side.

OUTSIDE

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 mains water , electricity and gas are connected. Sewage is a septic tank

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

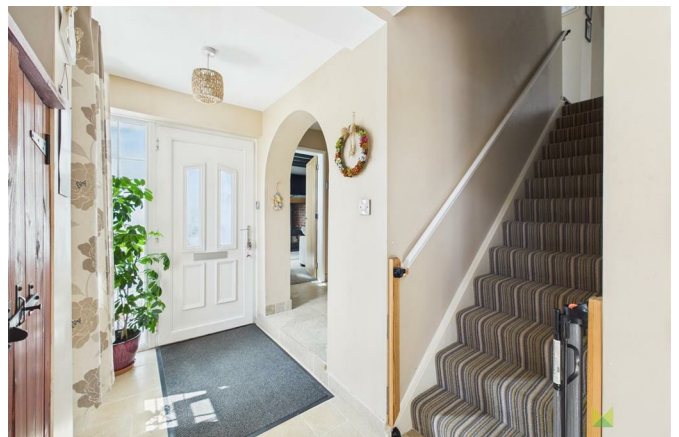
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO ₂ emissions		
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