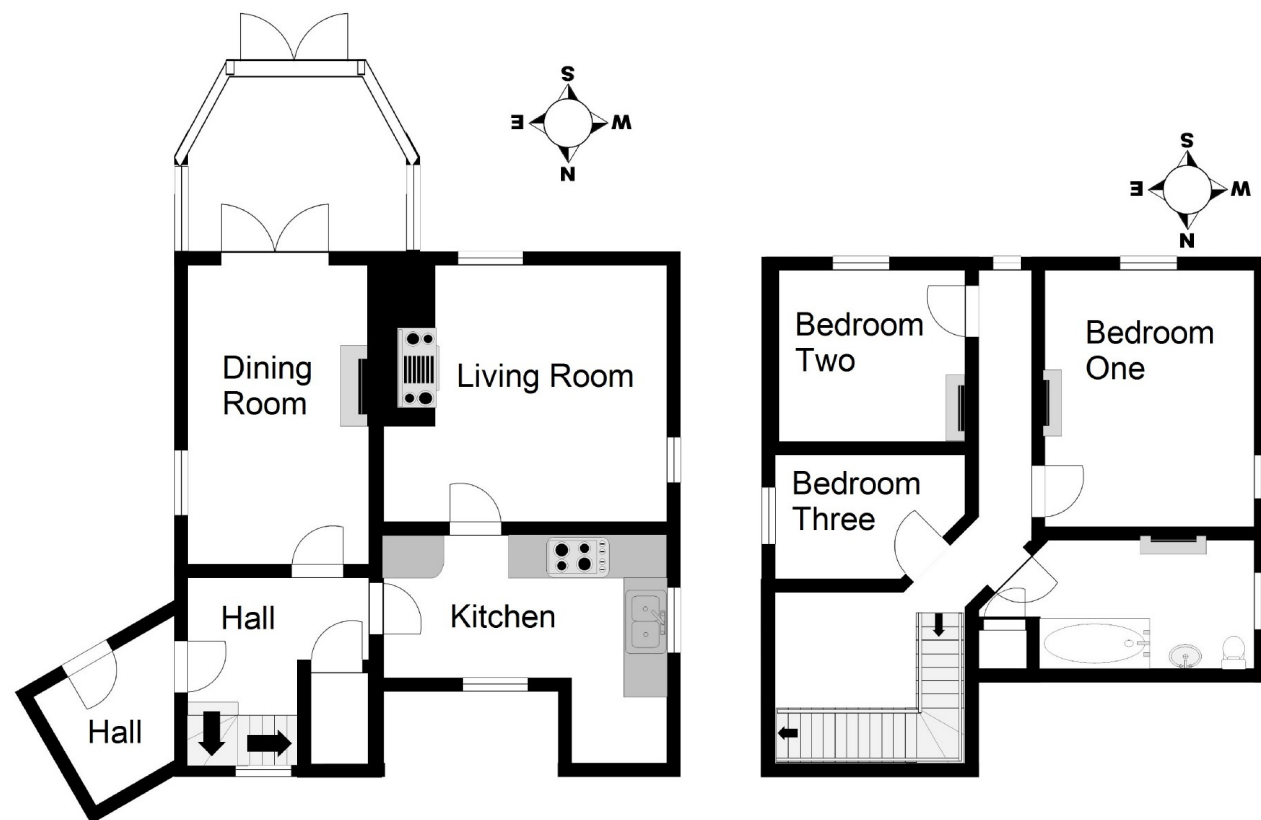


FOR SALE

The Old School House, Llanyblodwel, Oswestry, SY10 8NQ



Gross Internal Area: 137 m² = 1474.7 ft²



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

Energy Performance Ratings

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01691 670 320

Oswestry office:
Queens Courtyard, Oswald Road, Oswestry, SY11 1RB
E. oswestry@hallsgb.com



FOR SALE

Chain Free £335,000

The Old School House, Llanyblodwel, Oswestry, SY10 8NQ

The former school masters residence adjacent to the Old School offering a wealth of characterful accommodation and located on the edge of a highly favoured English/Welsh borderland village. Superb Reception Hall, Dining Room, Living Room, Kitchen, Conservatory, First Floor Landing, Three Bedrooms, Large Bathroom, Ample Parking, Gardens to Side and Rear. This Grade II Listed detached house is warmed by LP Gas fired central heating and must be viewed.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in

Oswestry (6.3 Miles) Shrewsbury (20 Miles)
All Distances Approximate



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Wonderful Detached Property
- Full of Character and Charm
- Sleepy Village Location
- Superb Walled Garden
- Gas fired Central Heating
- Must See to Appreciate

LOCATION

The sleepy hamlet of Llanyblodwel offers a riverside public house and parish church.

Situated some 2.5 miles from the village of Trefonen which provides, post office, public house, church and primary school and is some 5 miles from the bustling market town of Oswestry.

Oswestry enjoys a wide range of shopping, leisure and educational facilities which serve the town and locality's needs. The A5 trunk road is some 5.5 miles distant and gives easy access to Shrewsbury, Telford and The Midlands as well as Wrexham and Chester to the North West.

DIRECTIONS

Proceed on the A483 from Oswestry towards Welshpool, turn right at Llyncllys Crossroads signposted 'Llanrhaeadr and Llansantffraid', proceed pass the turning for Llansantffraid. Turn left into a small lane signposted 'Llanyblodwel'. The property will be viewed to the left hand side.

ENTRANCE HALL

8'6" x 5'5" (2.60m x 1.66m)

With a ceiling height of 5m. Tiled floor, exposed brickwork, exposed timbers and sandstone, cloaks hanging area, sensor light point. Feature original door leading into;

RECEPTION HALL

10'3" x 10'1" (3.12m x 3.07m)

With vaulted ceiling with a height of 6.33m. Feature staircase leading to the First Floor Landing with arched window to the front elevation, tiled floor, radiator, wealth of exposed timber, understairs storage cupboard providing a good amount of storage space.

DINING ROOM

17'11" x 10'0" (5.45m x 3.04m)

A dual aspect room with window to the side elevation, French doors leading into Conservatory, strip boarded floor, feature fireplace housing a Aga multi fuel stove with sandstone surround and slate mantle, radiator.

CONSERVATORY

10'3" x 13'2" (3.12m x 4.02m)

With glazed elevations overlooking the gardens and ground and with a view down to the River Tanat, French doors lead out onto the patio area.

KITCHEN

15'8" x 8'8" 12'6" into recess (4.78m x 2.64m 3.81m into recess)

The Kitchen comprises a comprehensive range of fitted base and wall units which provide a good amount of cupboard storage space with solid wood worktops over and complimentary tiled splashbacks, Franke stainless steel sink unit, Bosch double oven and grill, Bosch induction hob over and extractor hood above, integrated Bosch dishwasher, window to the side elevation tiled floor, Worcester gas fired combination boiler which serves domestic hotwater and central heating needs, door to the Parking Forecourt, space for appliances,

LIVING ROOM

15'3" x 14'10" max (4.65m x 4.52m max)

A feature dual aspect room with windows to the rear and side elevations overlooking the walled garden with a view to River Tanat, radiators, recessed area for storage, feature Coalbrookdale fire with tiled recessed.

FIRST FLOOR LANDING

With feature window to the rear elevation, radiator.

BEDROOM ONE

14'10" x 11'4" (4.51m x 3.46m)

A dual aspect room with feature window to the rear elevation with a view down to the River Tanat, window to the side elevation overlooking fields, radiator, exposed timbers, cast iron fireplace with sandstone surround and slate mantle, fitted bedroom furniture.

BEDROOM TWO

11'9" x 10'7" (3.59m x 3.23m)

A feature room with window to the rear elevation overlooking the walled garden with a view to River Tanat, radiator, exposed timbers, door leading to attic area, cast iron fireplace with sandstone surround and slate mantle.

BATHROOM

14'7" x 7'10" (4.44m x 2.39m)

A superb bathroom comprising a three piece suite providing a low flush WC, wash hand basin, bath with electric shower over and glazed screen, cast iron fireplace with slate mantle, vaulted ceiling with a height of 4.20m, feature window to the side elevation with view over fields, radiator and heated towel rail.

BEDROOM THREE

7'9" X 8'10" (2.36m X 2.70m)

With window to the side elevation, radiator, exposed timbers.

GARDENS AND GROUNDS

The property is approached via a small lane.

PARKING FORECOURT/FRONT GARDEN

Providing parking for four cars. Under ground LP Gas tank. Access to both sides of the property.

SIDE GARDEN

To the side of the property there is a useful storage area and side garden which overlooks the open countryside. Outside tap.

WALLED GARDEN

The rear garden is well worthy of mention, being enclosed by a castellated stone wall, ideal for pets and children. The garden has been partially landscaped by the owners to provide a delightful outside sitting and dining area with a view overlooking the open countryside. The remainder of the garden is ready for landscaping.

LOCAL COUNCIL

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

INSPECTED BY

This property was personally inspected by:-
Steven Murgatroyd B.Ed
Hayley Jackson BSc(hons) M.N.A.E.A DipDEA