



Laurel House  
Hengoed | Oswestry



LARCH  
PROPERTY



# Laurel House

Hengoed, Oswestry SY10 7ET

An exceptional, generously proportioned, period, five-bedroom house with far reaching rural views, set in mature gardens over just under an Acre

- Entrance Porch, Inner Hall and Rear Hall
- Separate WC
- Three reception Rooms
- Garden Room
- Kitchen/Breakfast Room
- Five Bedrooms
- Family Bathroom
- Family Shower Room
- Outbuilding housing a utility room
- Attached Two storey outbuilding/potential annexe with workshop/gardens stores.
- Landscaped gardens with Green and Summer House with an ornamental water feature
- In all about 0.96 Acres

## DESCRIPTION

Laurel House is an exceptional family home, with generously proportioned rooms, and a layout ideal for modern family living. The house has character, with wonderfully light and bright rooms, with a real feeling of grandeur with its large bay windows to the front, flooding the house with natural light. The feeling of space is aided





by the lovely high ceilings, with period features which give each room it's own charm. These period features include numerous fireplaces, picture rails, log burners, tiled and wooden flooring, stained glass door and Minton tiled floor with original staircase. The house blends seamlessly period features, with contemporary fittings, such as a modern kitchen with granite worksurfaces and modern family bathroom and shower rooms.

The ground floor has a front porch, inner staircase hall with WC off and a rear hall. There are three large reception rooms all with fireplaces, with the predominantly glazed garden room facing southwest, open plan off the living room. The kitchen is beautifully appointed with room for a large round breakfast table and ornamental stove. There is a outside utility room with sink.

The first floor has five good sized bedrooms all with great ceiling height, many with period feature fireplaces and picture rails, with the principal bedroom having a window seat into the deep bay window. All bedrooms are served by a family bathroom with jet bath and a family shower room.

To the rear of the house is a wing that is made up of a workshop with stairs to the first-floor storeroom and a further ground floor garden store. These rooms could be incorporated into the main accommodation or would make an ideal granny or nanny annexe or place to work from home (subject to the necessary consents being obtained).

## GARDENS & GROUNDS

The house is approached via an impressive long driveway, with the front gardens to the left and a tall hedge to the right. The drive takes you to the rear of the house where the large double garage lies. There is plenty of room for numerous cars to be parked.







There is a stone courtyard that abuts the rear elevation connecting the house, outbuilding/potential annexe and utility room. This also provides a lovely seating area.

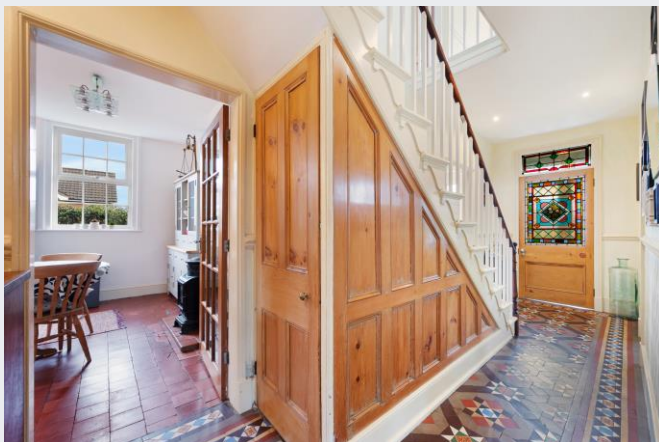
The house's mature gardens wrap around the house, with extensive, level manicured lawns to three elevations. The lawns are interspersed with mature herbaceous borders and mature trees. The rear lawns are where the Wood Shed, Summer House and Green House lie with vegetable garden with raised beds. To the side south westerly elevation lies a further stone seating area with raised ornamental water feature stocked with Koi carp fish. The gardens wrap round to the front where more formal lawns lie.

### DIRECTIONS

Postcode: SY10 7ET

What 3 Words: [credit.lotteries.expect](https://www.creditlotteries.co.uk/what3words/)

From Oswestry proceed out of the town centre on Willow Street passing the Post Office to your left. Continue ahead before turning right (opposite the Greyhound public house) onto Oakhurst Road. Follow this road out of the town and continue for just over 1 mile before turning right, sign posted Weston Rhyn. Proceed for approximately 1 mile taking the second turning right signposted City Lane. Proceed down the lane and Laurel House will be seen on your left hand side, clearly marked by a For Sale board.





## PROPERTY INFORMATION

TENURE: Freehold

SERVICES: Mains water, electricity, septic tank drainage, oil fired central heating, broadband. Outbuildings with power & light.

EPC: E

LOCAL AUTHORITY: Shropshire Council, Tel: 0345 6789000.

COUNCIL TAX BAND: D, £2,204 payable for 2025

AGENTS NOTES:

- A public footpath runs up the drive and along the eastern boundary of the property, where it is screened from view by a tall every green hedge.





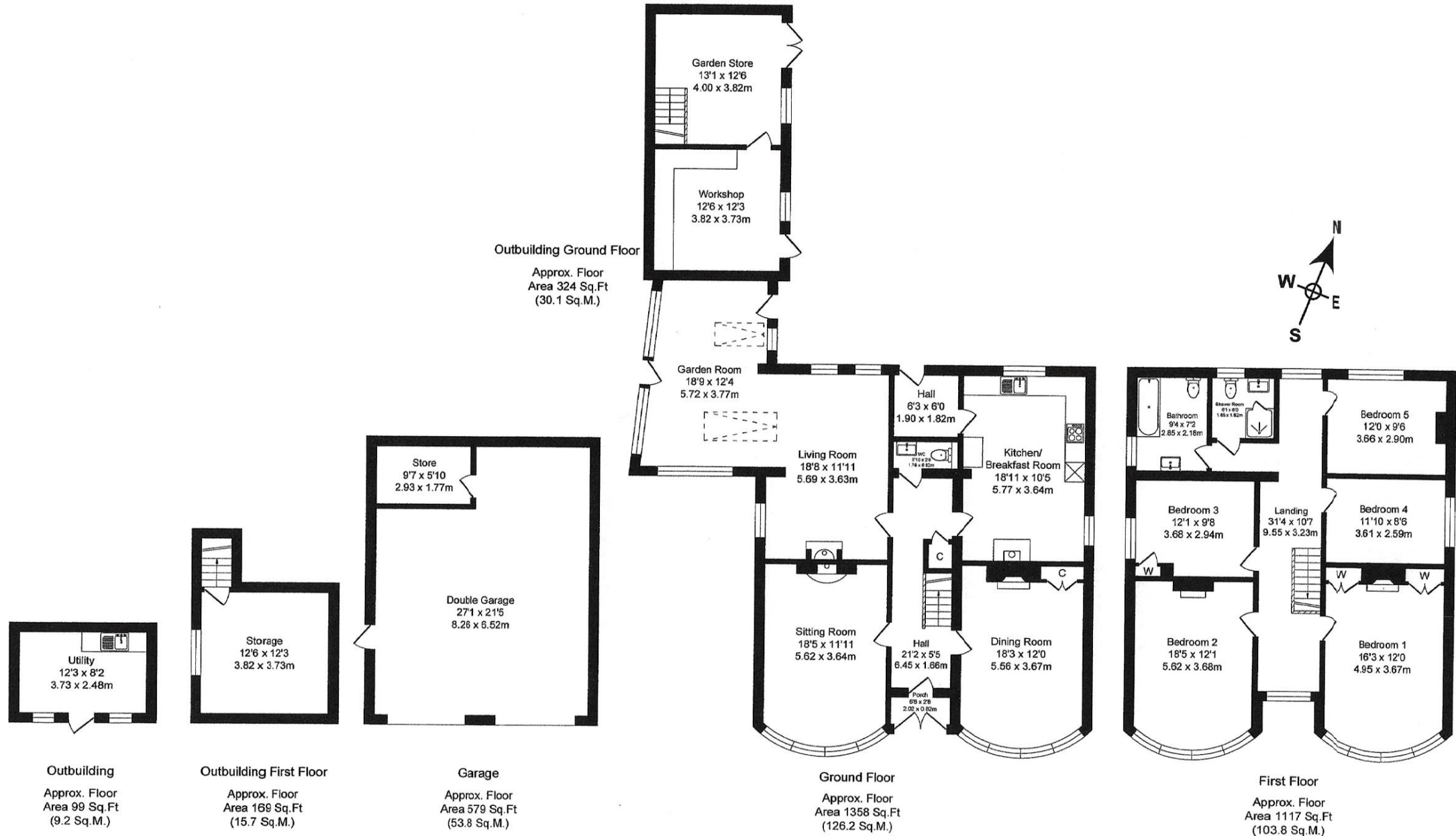




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## Total Approx. Floor Area 3646 Sq.ft. (338.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.







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