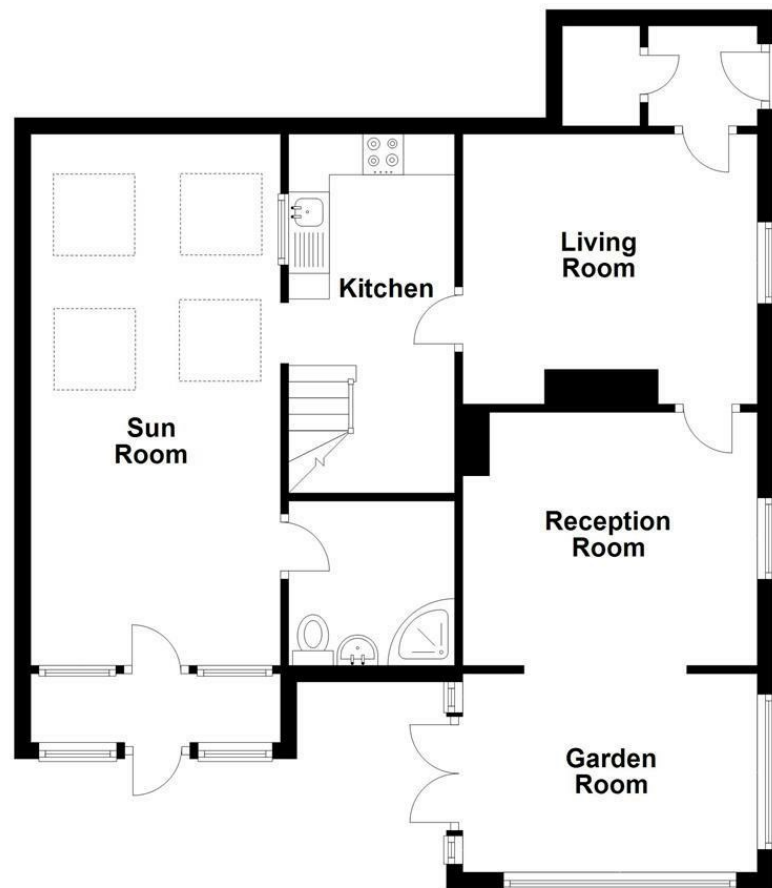


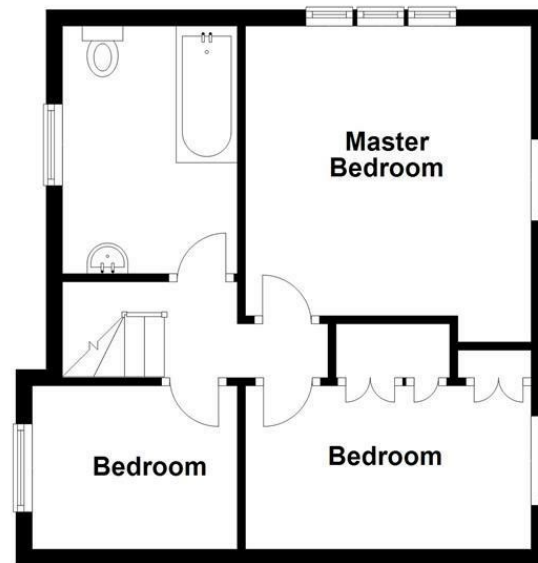
### Ground Floor

Approx. 73.6 sq. metres (792.2 sq. feet)



### First Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



Total area: approx. 111.2 sq. metres (1197.3 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>52</b>	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

## School Masters Cottage , Morton, Oswestry, SY10 8AJ

### Offers in the region of £285,000

WOODHEADS are delighted to bring to the Sales Market this stunning 3 bedroom characterful cottage in a lovely hamlet near Oswestry. With views over the rolling Shropshire countryside, this 3 bedroom Cottage comprises of a living room, sitting room/garden room, sunroom, kitchen, downstairs shower room/utility, 3 bedrooms & family bathroom. Externally there is ample off road parking, two sheds, gardens & a large patio entertainment area in which to enjoy the views. Viewings are highly recommended to appreciate this unique property's location, presentation & position.

We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999  
**E:** sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

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### Directions

Leave Oswestry through Morda, at the T junction turn right onto the A483 towards Welshpool. At Llynclys farm shop turn left onto Church Lane. Pass the church on your right & take the next right at the crossroads. The property is a short distance on the right with a for sale board outside.

### Description

The hamlet of Morton has the Church of St Philip & St James Morton at its heart & is within walking distance of Llynclys Farmshop. With staggering countryside views, this semi rural location is still within a short commute of Oswestry & Pant with schools & amenities on the doorstep. As part of the original school house, parts of this building date from 1864. The property mixes period features with modern touches but keeps the cottage feel. This three bedroom property is the perfect family home with various reception rooms to accommodate modern family living & office working space. Viewings are highly recommended to appreciate this property's unique qualities.

### Hallway

Wooden effect front door leads into the hallway with radiator, tiled floor, door leading to cupboard housing the boiler & storage space. Door leading to -

### Lounge

3.63 x 3.38 (11'10" x 11'1")

Front facing window, burner effect electric fire & feature fireplace, exposed beams, radiator, wall mounted light fittings. Door leading to -



### Kitchen

3.63 x 1.96 (11'10" x 6'5")

The kitchen boasts a range of base & eye level units, worktop over, electric double oven, 4 ring electric hob with extractor fan over, one and a half bowl sink with mixer tap, electricity & space for white goods, a staircase leading to the first floor & a feature leaded light effect internal window, tiled flooring & an archway leading into -



### Sun Room

6.17 x 2.97 (20'2" x 9'8")

With four large double glazed Velux windows with fitted blinds, two radiators, laminate flooring, double glazed door to rear porch, with a tiled floor & double glazed door leading to the patio. From Sunroom, door leading to -



### Utility/Shower Room

2.18 x 2.08 (7'1" x 6'9")

Fully tiled shower cubicle with glazed doors with electric shower, wall mounted hand basin & low level W.C, plumbing & void for a washing machine, space & electricity for further white good, worktop over & eye level cupboard.

### Reception Room/Garden Room

5.72 x 3.76 (18'9" x 12'4")

With parquet flooring throughout, window facing the front, exposed beams, radiator & french doors leading out onto the patio & countryside views.



### First Floor

From the kitchen, a dogleg carpeted staircase rises to the first floor.

### Primary Bedroom

3.66 x 3.63 (12'0" x 11'10")

window to the front with views over the adjacent fields & to the side three hardwood framed feature windows, radiator, bedside wall lights.



### Bathroom

White suite comprising of a roll top claw foot bath with central mixer tap & shower attachment, low level W.C, vanity basin with mixer tap & drawers below, part tiled walls, heated towel rail & rear facing window.

### Bedroom Two

3.61 x 2.36 (11'10" x 7'8")

Front facing window, built in wardrobes, radiator.



### Bedroom Three

2.92 x 2.16 (9'6" x 7'1")

Window with views to the rear, radiator, door to eaves storage.



### Exterior

### Front

The property is accessed from the road via wrought iron gates onto a block paved driveway, with parking for several cars. The front garden is mostly laid to lawn with raised flowerbeds surrounding & the conveniently housed oil tank.

### Side

The two sets of French doors lead out onto a patio entertainment area shielded from the road by hedging, two sheds an outside tap & a boundary laid to lawn, look over wonderful views of the surrounding countryside.

### SERVICES

We have been informed by the seller that the property benefits from septic tank & oil central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

### COUNCIL TAX

The council tax band for the property is B and the local authority is Shropshire County Council.

### MISREPRESENTATION ACT 1967

These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

### MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

### VIEWINGS

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.

### HOURS OF BUSINESS

Monday - Friday 9.30am - 5.00pm  
Saturday 9.00am - 1.00pm  
Sunday Closed.