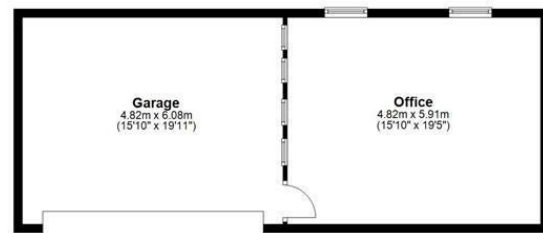
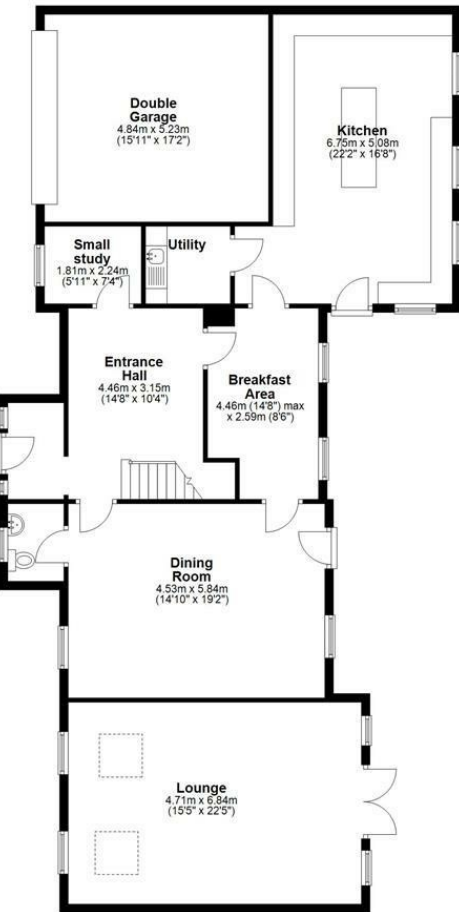


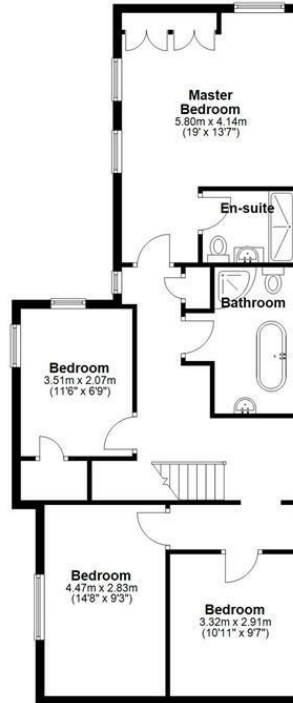


WOODHEAD
OSWESTRY SALES & LETTINGS

Ground Floor
Approx. 220.8 sq. metres (2376.4 sq. feet)



First Floor
Approx. 82.3 sq. metres (883.3 sq. feet)



Total area: approx. 303.1 sq. metres (3262.7 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotography.com. Direct Dial 01973 205 007
Plan produced using PlanIt3D

Daywell Cott KAD, *



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	96
(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	96
(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

Daywell Cottage, Gobowen, Oswestry, SY10 7EW Offers in the region of £740,000

Welcome to this charming detached house located in the picturesque village of Gobowen, Oswestry. This property boasts a spacious layout perfect for entertaining guests or simply relaxing with your family. With four cosy bedrooms, there is ample space for everyone to enjoy their own private sanctuary within this lovely home.

Located in the heart of Gobowen, this house provides easy access to local amenities, schools, and beautiful green spaces for leisurely strolls. Whether you're looking to settle down with your family or seeking a peaceful abode to call your own, this property offers a wonderful opportunity to create lasting memories in a warm and welcoming environment. Don't miss out on the chance to make this delightful house your new home sweet home in the charming village of Gobowen, Oswestry.

We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999
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Gobowen

Gobowen has a range of shops, medical facilities and schools. There are three churches — Anglican, Methodist and United Reformed. There are around 20 organisations offering activities in which to participate. Local tourist attractions include Park Hall Countryside Experience, Chirk Castle, Whittington Castle and the Shropshire Union Canal. The Robert Jones and Agnes Hunt Orthopaedic Hospital is sited nearby. The village has regular bus links to Oswestry, St Martins, Ellesmere and Wrexham. The railway station gives connections to Wrexham, Chester, Shrewsbury, Holyhead and the North Wales Coast, Cardiff and Birmingham.

Accommodation Includes

Entrance

Tiled flooring, double glazed composite entrance door and double-glazed side windows.

Entrance Porch

Fitted with door mat, radiator.

Cloakroom/WC

Wood effect laminate flooring, vanity unit incorporating wash basin and WC, 2 double glazed windows to the front, radiator, small access to loft.

Entrance Hall

Wood effect laminate flooring, carpeted staircase to First Floor Landing, radiator, double glazed window to the front.

Office

Carpet, double glazed window to the front, wall mounted radiator.

Dining Room

Good size room, carpet, 2 radiators, dual aspect double glazed windows to front and rear, uPVC double glazed patio door leads to garden, attractive exposed fireplace with wooden mantle and tile hearth.



Lounge

A really lovely light room with newly laid carpet, 2 radiators, 2 double glazed windows to the front and 2 double glazed windows to the side, uPVC double glazed French doors with side windows open to rear garden, 2 Velux roof lights.

Breakfast Room

Oak flooring 3 double glazed windows overlooking rear garden, radiator.

Kitchen

Oak flooring, double glazed composite door to rear garden, 4 double glazed windows with views over garden. Fitted with an excellent range of dark blue and grey matt finish units, quartz work top, large island with double bowl stainless steel sink unit. Integrated 5 ring induction hob with filter hood above, Neff double oven and dishwasher. Further range of units with oak work tops.

Utility Room

Fitted with base units with oak work top and drainer, stainless steel sink unit, space and plumbing for washing machine.

First Floor Landing

Access to loft space, radiator, 2 double glazed windows to the rear, built in shelved airing cupboard, further double-glazed window to the front.

Master Bedroom

2 radiators, 3 double glazed windows 2 to the front and 1 to the side, built in wardrobe space, useful eaves storage cupboard.



Ensuite Shower Room

Fitted with 3-piece suite including large shower cubicle with mixer shower and glazed screen, floating wash basin and vanity unit, WC, fully tiled walls, towel radiator, extractor fan.

Bedroom Two

Carpet, dual aspect double glazed windows to the front and side, 2 radiators.

Bedroom Three

Carpet, large, double-glazed window to the rear, radiator.

Bedroom Four

Carpet, dual aspect double glazed windows to the front and side, built in over stairs storage cupboard, radiator.

Family Bathroom

Fitted with 4-piece suite including wash basin, WC, corner shower cubicle with mixer shower, beautiful roll top bath, exposed floorboards, part tiled walls, double glazed window to the rear, towel radiator, radiator.



Externally

There is a large Tarmac driveway leading to this impressive property providing ample off road parking and access to a large attached Garage with electric doors. A lovely lawned area with mature shrub beds and hedges with a variation of trees surrounds the property.

From the Kitchen, the garden is approached onto a paved patio and glass covered veranda, extending to further patio area. There is a large area of lawn with shrub beds, further gravel patio area and the garden is securely enclosed by hedging and fencing.

Paddocks

There is a rear, fenced paddock which provides a great opportunity for those interested in ponies/dog training and to the front is another which is providing havens for wildlife and wild flowers through the seasons. Also to the front, the

Outbuilding

The current owners have built an exciting opportunity to have this modern insulated office and garage providing a large area overlooking the wild meadow. Light and power laid on. This provides ample opportunities for change in use or to enjoy as it stands.

Heating

A recently installed ground source heat pump is located in the garage. Please note, this is a Government Incentive and further details apply, including incoming

quarterly payments to the potential owners. For further details please contact the office.

Tenure

We are advised that the property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries.

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

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.

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.