

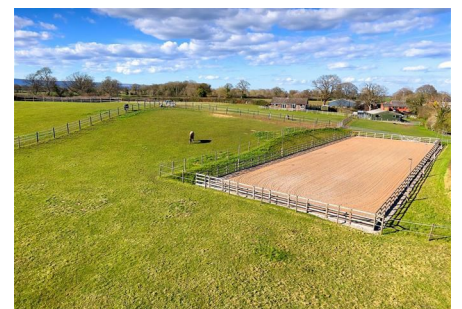


FOR SALE

Offers In The Region Of £650,000

Trewyn, St. Martins, Oswestry, Shropshire, SY11 3HW

An immaculately presented detached three-bedroom country bungalow situated within land and gardens extending, in all, to around 5.6 acres. alongside excellent equestrian facilities to include an American style barn and floodlit manège, peacefully situated in a slightly elevated position within the rural hamlet of Wigginton, near St.Martins.



Ellesmere (5 miles), Oswestry (7 miles), Wrexham (12 miles), Shrewsbury (21 miles).

All distances approximate.



- **Detached Country Bungalow**
- **Impeccably Presented**
- **Land Ext. to Approx. 5.6ac**
- **60 x 40 Floodlit Manège**
- **American Barn Style Stabling**
- **Rural yet Convenient Location**

DESCRIPTION

Halls are delighted with instructions to offer Trevwyn, Wigginton, for sale by Private Treaty.

Trevwyn is an immaculately presented detached three-bedroom country bungalow situated within land and gardens extending, in all, to around 5.6 acres. alongside excellent equestrian facilities to include an American style barn and floodlit manège, peacefully situated in a slightly elevated position within the rural hamlet of Wigginton, near St.Martins.

Internally, the property has been comprehensively modernised by the current vendor to now offer a deceptive amount of impeccably presented single-storey living accommodation, which at present, comprises a Reception Hall, Kitchen/Breakfast Room, Lounge/Dining Room, Utility Room, Cloakroom, three Bedrooms (the Master enjoying an En-Suite Shower Room), and a family Bathroom.

Externally, the property is situated within land and gardens which extend, in all, to around 5.6 acres, or thereabouts, and occupies a pleasant slightly elevated position allowing excellent views over the accompanying acreage and onto the gently undulating countryside beyond.

Trevwyn enjoys superb equestrian facilities which, in brief, comprise a substantial "American Barn" style stable block which offers over 2,000 square feet of well-designed and versatile space, currently configured to provide four loose-boxes alongside a prep area, grooming area, and tack room; further to this is a floodlit manège (60 x 20) with a sand and fibre surface.

The sale of Trevwyn does, therefore, provide the distinctly rare opportunity for purchasers to acquire a very smartly presented detached country bungalow situated within land extending to around 5.6 acres and enjoying an array of excellent equestrian facilities, enviably situated within a rural yet convenient location.

W3W

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LOCATION

Trevwyn is located within the peaceful rural hamlet of Wigginton which boasts an enviable network of quiet country lanes ideal for hacking and enjoying the uninterrupted beauty of the north Shropshire countryside, whilst still allowing convenient access to the village of St.Martins with its array of amenities including Schools, Supermarket, and Public Houses. The property lies around 4.5 miles east of the lakeland town of Ellesmere, which provides a wider array of educational and recreational facilities, with the larger centres of Oswestry, Shrewsbury, Chester, and Wrexham all within easy reach.

THE ACCOMODATION COMPRISES

The property is accessed over a generous tarmac driveway allowing space for the parking and manoeuvring of a number of vehicles, which leads, via the front door, into a Reception Hall with doors providing access into two dual-aspect double bedrooms, and into the modernised family Bathroom.

A further door leads from the Reception Hall into a spacious open-plan Kitchen/Breakfast Room which features a fully-glazed bay-style window onto the front and double-opening patio doors to the rear, the latter allowing access directly onto the patio area and gardens, and providing views over the rolling acres beyond; the room includes a fully-fitted Kitchen with ample space for a breakfast/dining area, and flows seamlessly into the Lounge/Dining Room which boasts further patio doors and represents a particularly comfortable space in which to relax and look out over the accompanying land.

To the eastern end of the property can be found the Master Bedroom and the complimentary En-Suite Shower Room, along with, a Utility Room and adjoining Cloakroom, with access to the latter rooms available via the Kitchen or through a secondary external door.

The property has been lovingly modernised by the current vendor in recent years and is now impeccably presented throughout.



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



Reception Hall:
Kitchen/Breakfast Room: 3.00m x 6.10m
Lounge/Dining Room: 3.30m x 7.80m
Utility Room:
Cloakroom:
Master Bedroom: 4.00m x 3.30m
En-Suite:
Bedroom Two: 3.60m x 3.60m
Family Bathroom:
Bedroom Three: 3.30m x 3.50m

GARDENS

Situated predominately to the south of the property and, as such, enjoying glorious views over not only the accompanying acres but of the idyllic and unspoilt countryside beyond, whilst, by dint of the southerly aspect, ensuring the gardens enjoy the best possible natural light.

The gardens are, at present, predominately laid to lawn, but with a particularly pleasant decked patio area, complete with a sunken pond, situated immediately to the rear of the bungalow, this representing a wonderful place for outdoor dining and entertaining, or for simply enjoying the tranquillity of the setting.

Leading from the side door of the property, a pathway diverges and meanders, in one direction, towards a useful garden storage shed, and also, via a truly delightful rose-adorned arbor, to the:

STABLES

48'2" x 77'1" (14.7 x 23.51)

Extending to over 2,000 sq ft and drawing inspiration for its design from American barns, whilst providing a particularly versatile space which, at present, is configured to offer four loose-boxes (two with accompanying external pens) alongside a Tack Room, Prep Area, and Washdown Area.

Power, water, and light is laid on.

Stable One: 3.70 x 4.30
Stable Two: 3.70 x 3.80
Stable Three: 5.30 x 5.70
Stable Four: 5.30 x 5.70

LAND

Predominately situated to the south of the property and extending, in all, to approximately 5.6 acres, or thereabouts, and currently retained with 5 enclosures of productive grazing land.

Direct access to the land is provided via a secondary vehicular access, which leads off the quiet country lane onto a hardcore area situated to the east of the Stables.

The land is, at present, utilised for the grazing of horses but could be used to accommodate a variety of livestock.

Contained within the acreage is a:

MANEGE

196'10" x 65'7" (60 x 20)

Recently renewed with a sand and fibre surface and retained within post and rail fencing. Benefitting from surrounding floodlighting.

SERVICES

We understand the property to benefit from mains water and electricity. Drainage is to a private system and the heating is oil-fired.

COUNCIL TAX

The property is in Band 'C' on the Shropshire Council Register.

LOCAL AUTHORITY

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

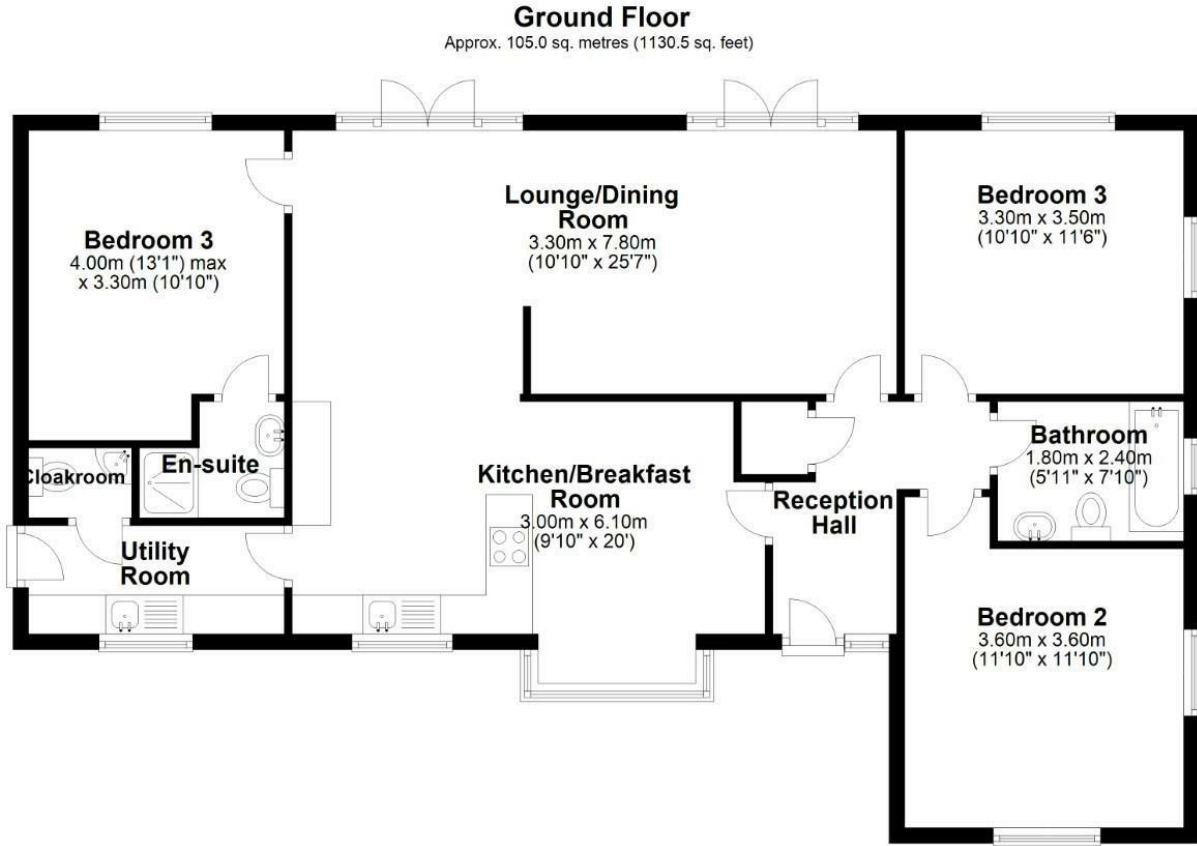
TENURE

The property is said to be of Freehold Tenure and Vacant Possession will be granted upon completion.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

Trevwyn, St. Martins, Oswestry, Shropshire, SY11 3HW

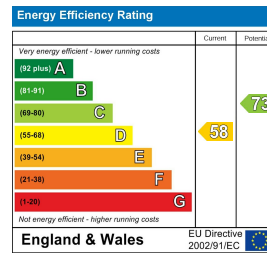


Total area: approx. 105.0 sq. metres (1130.5 sq. feet)
Trevwyn

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.

Energy Performance Ratings



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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