



FOR SALE

Offers in the region of £425,000

West Haven, Old Post Office Lane, Trefonen, SY10 9DQ

A unique and flexibly arranged detached three bedroom family home providing generously proportioned living accommodation with scope for multi-generational living, alongside generous gardens with far reaching views across the surrounding landscape, enviably situated in a popular village location.



Gobowen (3 miles), Oswestry (4 miles), Ellesmere (9 miles), Shrewsbury (22 miles).

All distances approximate.



- **Substantial Property**
- **Flexible Accommodation**
- **Scope for multi-generational living**
- **Generous Gardens**
- **Garage and Store**
- **Popular Village Location**

DESCRIPTION

Halls are delighted with instructions to offer West Haven in Trefonen for sale by private treaty.

West Haven is a uniquely designed and thoughtfully arranged detached three bedroom family home boasting nearly 1850 sq ft of versatile living accommodation so arranged to offer scope for multi-generational living and truly capitalise on the far-reaching views which surround this popular village, whilst presently comprising, on the ground floor, an Entrance Porch, Reception Hall, Utility Room, Cloakroom, and two Bedrooms (with the Master benefitting from an En-Suite), alongside, to the first floor, a large Reception Room, Kitchen, family Bathroom, Bedroom Three, and secondary Reception Room containing a kitchenette, as well as an external balcony which wraps around the southern and western aspects of the property.

The property is situated within generous gardens which are accessed via a tarmac driveway which enters through a low-level stone wall retaining areas of lawn, with the driveway culminating at a substantial parking area providing ample space for a number of vehicles and positioned before a double-length integral garage with workshop area to the rear. The driveway leads on to a paved patio area, ideal for outdoor dining and entertaining, bordered by a further area of lawn containing a storage shed.

Wrapping around the southern and western aspects of the first floor is a wonderful external balcony, which offers a wonderful spot for sitting and enjoying the far-reaching views across the open countryside which surrounds the village.

SITUATION

Trefonen is a popular rural village enjoying a healthy range of amenities including a Convenience Store and Post Office, Primary School, Parish Church, Public House, Hairdresser, and Village Hall, alongside a regular Bus Service. The market town of Oswestry is approx 4 miles distance and provides a wider variety of shopping and leisure facilities. The county town of Shrewsbury lies around 20 miles to the south-east and enjoys a comprehensive array of amenities, including cultural and artistic attractions.

SCHOOLING

Within a convenient proximity are a number of well-regarded state and private schools, including Trefonen C of E Primary School, Morda C of E Primary School, The Marches School, Oswestry School, Moreton Hall, Packwood Haugh School, and Ellesmere College.

THE PROPERTY

The property provides principal access via sliding door which enter into an Entrance Porch, with ample space for storing boots and coats following walk in the surrounding countryside, and from where a further door provides access into a Reception Hall, with stairs which rise to the first floor and a door which leads immediately to the left into a well-proportioned Master Bedroom with window overlooking the gardens and a door which enters into the adjoining En-Suite Bathroom which contains a fitted suite including bath and shower.

Turning right from the Reception Hall, one enters Bedroom Two with ample space for a double bed and a window onto the front elevation, with the Reception Hall culminating at a useful Utility Room containing base units with work surface over, and leading on to a ground floor Cloakroom.

Stairs rise from the Reception Hall to a first floor landing which boasts a spacious Reception Room with excellent elevated views across the surrounding countryside, alongside patio doors which open onto a particularly pleasant balcony, this encompassing two sides of the property and offering truly superb vistas across the landscape beyond, whilst representing an ideal space for al fresco dining, or simply sitting out. Also positioned on the first floor are a Kitchen containing a selection of base and wall units, and a further Bathroom which features a fitted suite.

The eastern element of the first floor is, at present, serving as a self-contained annexe and offers potential for multi-generational living, with a Kitchen/Lounge area enjoying a dedicated external access, and containing space for seating/dining alongside a kitchenette, positioned before a patio door which opens onto a balcony exclusive to this aspect of the property, with a door which leads into an adjoining Bedroom.



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



OUTSIDE

The property is approached over a tarmac driveway positioned between low level stone walls which retain areas of lawn, this leading on to a substantial tarmac parking area providing space for a number of vehicles and positioned before a double length integral Garage (approx. 7.45m x 3.50m) with metal up and over door and with a segregated workshop area situated to the rear (approx. 3.50m x 3.16m).

The surrounding gardens offer further areas of lawn alongside a paved patio area with, situated beneath the western portion of the first floor balcony, a covered external storage area which could serve general or vehicular storage.

THE ACCOMODATION COMPRISES

- Ground Floor -

Entrance Porch:

Reception Hall:

Bedroom One: 6.08m x 3.03m

En-Suite:

Bedroom Two:

Utility Room: 4.33m x 3.03m

Cloakroom:

- First Floor -

Reception Room: 8.29m x 3.99m

Kitchen: 4.13m x 3.05m

Family Bathroom:

Bedroom Three: 3.63m x 3.05m

Kitchen/Lounge: 6.56m x 3.62m

External Balcony: 11.28m x 9.73 (max)

W3W

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DIRECTIONS

Leave Oswestry to the south-west via Trefonen Road and, when reaching the centre of the village, shortly after passing the cemetery on your left, take a right hand turn onto Bellan Lane, turning right again shortly after onto Old Post Office Lane where, after around 200ft, the property will be situated on the left and identified by a Halls "For Sale" board.

SERVICES

We understand that the property has the benefit of mains water, gas, drainage and electricity.

TENURE

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

The property is in band 'D' on the Shropshire Council Register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

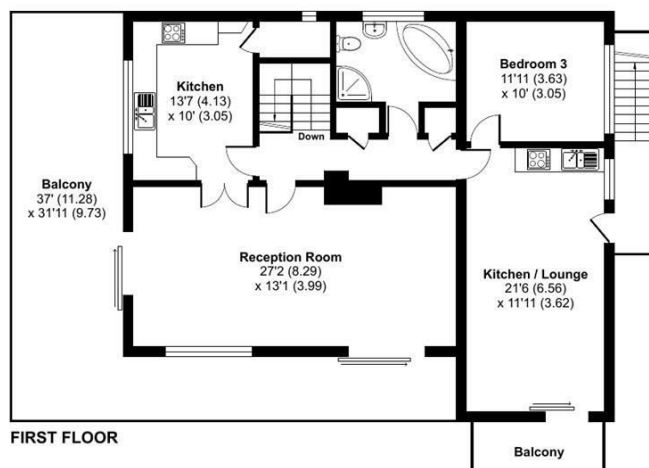
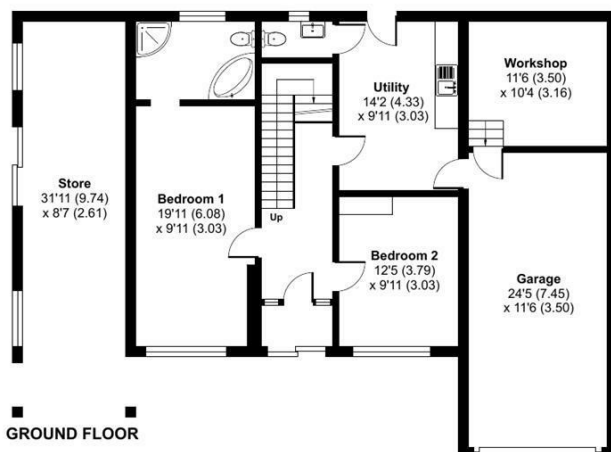
VIEWINGS

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

FOR SALE

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Approximate Area = 1838 sq ft / 170.7 sq m (excludes store)
 Garage = 405 sq ft / 37.6 sq m
 Total = 2243 sq ft / 208.3 sq m
 For identification only - Not to scale

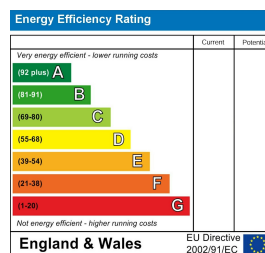


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2025. Produced for Halls. REF: 1300112

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

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