

Lansdowne Rhiew Revel Lane Pant Oswestry SY10 8JU



4 Bedroom House - Detached
Asking Price £450,000

The features

- IMPRESSIVE AND VERSATILE FAMILY HOME
- LARGE LIVING/DINING/KITCHEN
- 2 FIRST FLOOR BEDROOMS
- GARAGE AND PARKING
- VIEWING ESSENTIAL
- LOUNGE AND DINING ROOM
- 2 GROUND FLOOR BEDROOMS
- ENVIABLE VILLAGE LOCATION
- BEAUTIFUL WELL STOCKED GARDENS
- EPC RATING D



***** VERSATILE FAMILY HOME WITH FAR REACHING VIEWS *****

Set in the most beautiful well socked gardens Landsdowne has an elevated position which takes advantage of the most wonderful outlooks over adjoining countryside and the Shropshire and Welsh Hills beyond.

Offering spacious and versatile accommodation ideal for today's modern lifestyle with good sized rooms throughout, offering great space for a growing family, those who work from home or are looking to retire.

Occupying an enviable position in the heart of this popular village, with good local facilities and ease of access for commuters.

Reception Hall, Cloakroom, Lounge, Dining Room, Conservatory, Living Dining Kitchen, Utility, 2 ground floor Bedrooms, one en suite, 2 first floor Bedrooms and Bathroom.

Garage, ample parking and fabulous well stocked gardens.

Internal inspection essential.

Property details

LOCATION

The property occupies an enviable elevated position with stunning views in the heart of this popular village, perfect for commuters with ease of access to the A5/M54 motorway network. Pant is self sufficient with excellent facilities including school, general store, churches, restaurant/public house, recreational facilities, nearby golf club and lovely countryside walks. The busy market Town of Oswestry is a short drive away where you will find national and independent stores along with the Railway Station at Gobowen which has links to Shrewsbury, Chester and London.

ENTRANCE PORCH

Brick and glazed construction with tiled floor and door opening to

CLOAKROOM

With wash hand basin and WC. Radiator.

SPACIOUS L-SHAPED RECEPTION HALL

Radiator, staircase to first floor and off which lead

LOUNGE

A well proportioned room with windows to the side, brick fireplace, parquet wood block floor, radiator. Double opening doors to

CONSERVATORY

Being of brick and sealed unit double glazed construction with French doors to the garden and providing the most fabulous views over the gardens and hills beyond.

DINING/FAMILY ROOM

A lovely light room with window to the front and walk in bay to the side,

LIVING/DINING/KITCHEN

A great open space, naturally well lit with windows overlooking the gardens and views of the hills beyond. The Dining/Living Area has double opening French doors leading onto the sun terrace, media point, radiator. Opening to the Kitchen which is fitted with range of oak fronted units incorporating single drainer one and half bowl sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with integrated dishwasher and fridge freezer both with matching fascia panels. Inset 4 ring hob with extractor hood over and eye level oven and grill with storage above and below, fitted wine and tray storage, eye level wall units, tiled surrounds and flooring. Walk in pantry with fitted shelving. Door to

UTILITY ROOM

With continuation of units having single drainer sink set into base cupboard with worksurfaces to the side with space for washing machine, continuation of tiled floor, radiator, window overlooking the gardens, personal door to Garage and door to the front.

BEDROOM 1

A good sized double room with windows to the front and side, radiator.

EN SUITE SHOWER ROOM

With suite comprising shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

BEDROOM 2

having window to the front, large fitted wardrobe with floor to ceiling mirror fronted sliding doors, radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with Airing Cupboard and access to roof space.

BEDROOM 3

With window to the rear with the most fabulous views over adjoining countryside and far reach views of the Hills beyond. Excellent range of fitted wardrobes running the length of one wall, useful under eaves storage, radiator.

BEDROOM 4

Another good double room with window to the front, range of fitted bedroom furniture including wardrobes, dressing table and drawer units. Under eaves storage, radiator.

BATHROOM

With suite comprising jacuzzi panelled bath with shower over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

OUTSIDE

The property is approached over driveway with parking for numerous cars and leading to the Garage with up and over door, power and lighting, personal doors to Utility and Rear Garden. The Gardens truly are a particular feature of the property and wrap themselves around. To the front is a good sized lawn which has an abundance of well stocked flower, shrub and herbaceous beds and is well screened by mature hedging and fencing. The Rear Garden is the perfect place to wind the day down - having the most wonderful array of well stocked flower, shrub and herbaceous beds with inset specimen trees and established hedging. Garden area is laid to lawn with raised paved sun terrace from which there are the magnificent views over adjoining countryside and the Shropshire and Welsh Hills. Garden storage sheds, green house and vegetable section. Outside water and lighting.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E- again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

Lansdowne Rhiew Revel Lane, Pant, Oswestry, SY10 8JU.

4 Bedroom House - Detached
Asking Price £450,000



Floor 0

Floor 1

Approximate total area⁽¹⁾
1870.95 ft²
173.82 m²

Reduced headroom
38.44 ft²
3.57 m²

(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

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

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