

# Brooklands Drovers Way Selattyn Oswestry SY10 7DP



**3 Bedroom House - Detached**  
**Offers In The Region Of £645,000**

## The features

- DELIGHTFUL GARDENS AND Paddock BORDERED BY STREAM AND OPEN FIELDS
- CHARMING STONE COTTAGE WITH SELF CONTAINED ANNEXE
- LOUNGE WITH LOG BURNER, STUNNING OPEN PLAN LIVING/DINING/KITCHEN
- 2 DOUBLE BEDROOMS AND BATHROOM. ONE BEDROOM ANNEXE
- VIEWING ESSENTIAL.
- ENVIABLE VILLAGE LOCATION WITH LOVELY RURAL VIEWS
- CONTEMPORARY FINISHINGS WITH MANY ORIGINAL FEATURES
- BREAKFAST/GARDEN ROOM, UTILITY AND SHOWER ROOM
- DRIVEWAY WITH AMPLE PARKING, LARGE OPEN FRONTED GARAGE/STORE



\*\*\* CHARMING STONE COTTAGE WITH SELF CONTAINED ANNEXE AND RURAL VIEWS \*\*\*

Set in lovely gardens of approximately 1.5 acres.

An excellent opportunity to purchase this beautifully presented, much improved stone cottage which has an adjoining self contained Annexe which offers great versatility of living, ideal for a dependent relative or a business venture such as air B&B.

Set in a lovely tucked away position in this much sought after and pretty village of Sellatyn which boasts a primary school, church and public house / restaurant. A short drive from the busy market Town of Oswestry and for commuters ease of access to the A5 / M54 motorway network.

The accommodation briefly comprises Lounge with feature log burner, fabulous open plan Living / Dining / Kitchen which has been designed for those who love to cook and entertain, adjoining Breakfast / Garden Room, Utility and Shower Room. On the First Floor are 2 double Bedrooms and Bathroom. The Annexe comprises of open plan Living / Dining / Kitchen, large double Bedroom and Shower Room.

The Gardens and land are a particular feature of the property being laid to pleasure lawn with large sun terrace with covered pergola and sunken log burner. The Paddock rolls down

## Property details

### LOCATION

### ENTRANCE

### LOUNGE

A charming room having windows to the front and rear with lovely aspect over the gardens. Feature log burner with stone surrounds and deep wooden display mantel, media point, fitted wall lights. Exposed ceiling timbers, oak boarded floor, radiator.

### BREAKFAST/GARDEN ROOM

A lovely room being naturally well lit by windows to three sides and velux roof light. Radiator. oak boarded floor, radiator. Opening to

### FABULOUS OPEN PLAN LIVING/DINING/KITCHEN

A beautifully appointed room which has been designed for those who love to entertain with open plan and versatility of use.

The Dining Room provides lovely outlooks over the garden and open countryside beyond and French door leads onto the sun terrace with covered pergola - perfect for outdoor dining.

The Kitchen has been attractively fitted with range of soft grey fronted shaker style units incorporating one and half bowl under mount sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with Quartz work surfaces over and having integrated dishwasher and fridge freezer, both with matching fascia panels, tiled surrounds and wall mounted units over. Recess housing Smeg cooking range with wooden lintel over and picture window behind providing outlooks over the garden. Central island with solid wood work top having additional storage cupboards and drawers beneath, wine cooler and overhang seating area. White painted beamed ceiling, contemporary wall mounted radiator, recessed ceiling lights.

Sitting Area with useful under stairs storage, wall mounted column style radiator. Oak boarded flooring throughout.

### UTILITY/BOOT ROOM

with continuation of units incorporating single drainer sink set into base cupboard with work surface extending to the side with space beneath for appliances and tall shelved larder unit to the side. Boot and coat storage with additional full height storage cupboards to either side, oak boarded floor, contemporary column style radiator, window to the side and door to the front.

### SHOWER ROOM

with suite comprising shower cubicle with direct mixer shower, wash hand basin and WC. Complementary tiled surrounds and wall mounted radiator, window to the side.

### FIRST FLOOR LANDING

Staircase with half turn and two windows to the front leads to the First Floor Landing, display shelving.

### BEDROOM 1

A generous sized double room having windows to the front and rear with lovely aspect over the gardens and fields beyond. Excellent range of fitted bedroom furniture comprising cupboards and drawers, radiator.

### BEDROOM 2

Another generous sized double room with window overlooking the front, range of fitted bedroom furniture, airing cupboard and radiator.

### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC set into concealed vanity with storage. Velux roof light.

### SELF CONTAINED ANNEXE

Adjacent to the property yet being totally self sufficient and ideal for dependent relative, work from home or Air B&B.

### OPEN PLAN LIVING/DINING/KITCHEN

The Living/Dining area has double opening French doors leading onto the sun terrace and gardens and provides lovely outlooks. Feature exposed stone wall, Under stairs storage, media point, radiator.

The Kitchen is attractively fitted with grey fronted shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having inset fridge with matching fascia panel, inset 4 ring hob with oven and grill beneath and extractor hood over, tiled surrounds and eye level wall units. Window to the front.

### FIRST FLOOR

Staircase leads to the First Floor

### BEDROOM

A generous sized dual aspect room with window to the front and rear with lovely open aspect over the garden, paddock and fields beyond. Range of fitted bedroom furniture, radiator.

### **SHOWER ROOM**

with large walk in shower cubicle, wash hand basin set into vanity with storage beneath, WC. Velux roof light.

### **OUTSIDE**

The property occupies an enviable position, tucked away alongside the Church and from the gardens and paddock have the most wonderful back drop over adjoining countryside and hills. Approached through 5 bar wooden gate over driveway which provides ample parking and leading to the open fronted Garage/Store with power and lighting. To the front is a covered paved terraced seating area with shaped lawn having flower and shrub beds. Side pedestrian access to the rear garden which has a large sun terrace with covered pergola - the perfect outdoor dining area and from which there are fabulous views over the garden, paddock and adjoining fields and hills. The Garden is laid to lawn with flower and shrub beds and enclosed with ranch style fencing. From the lane access through 5 bar metal gate leads into the Paddock which totals approximately 1.5 acres laid extensively to grass with range of specimen trees and shrubs and which roll down to the stream with additional area of land to the opposite side which forms a wonderful snowdrop area in the Spring. Enclosed vegetable area and penned area suitable for chickens/ducks etc.

### **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 mains water, electricity and drainage are connected.

#### **COUNCIL TAX BANDING**

As taken from the Gov.uk website we are advised the property is in Band G - 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 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.



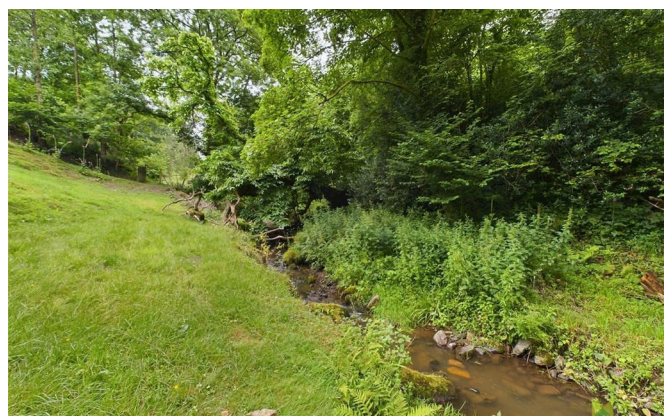
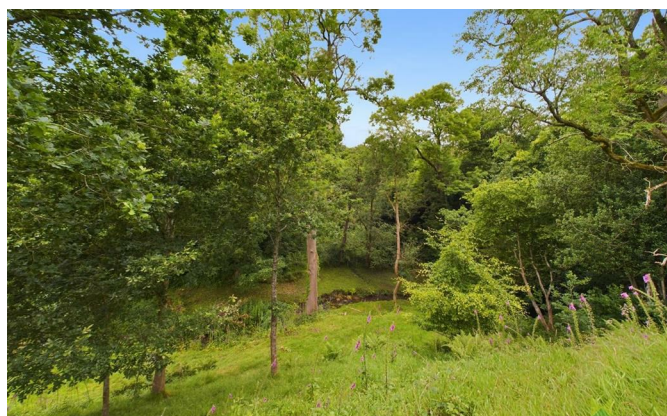


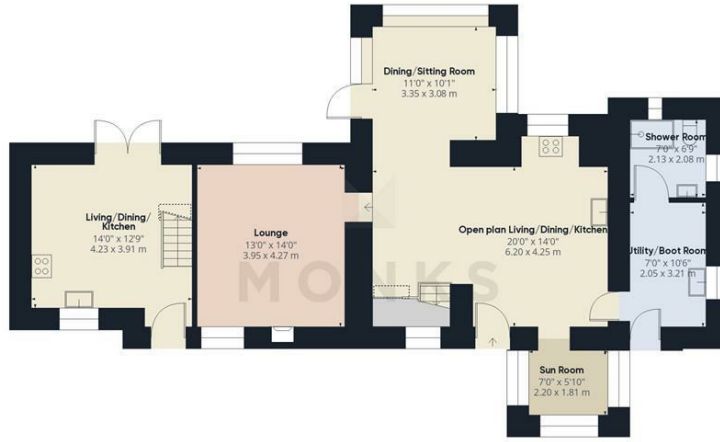
MONKS



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Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>®</sup>  
 1615.12 ft<sup>2</sup>  
 150.05 m<sup>2</sup>  
 Reduced headroom  
 7.21 ft<sup>2</sup>  
 0.67 m<sup>2</sup>

(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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## Get in touch

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 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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