

Quarry House Nantmawr Oswestry SY10 9HH



2 Bedroom Cottage - Detached
Offers In The Region Of £378,000

The features

- CHARMING DETACHED STONE COTTAGE
- COMPLETELY RENOVATED AND BEAUTIFULLY PRESENTED BY THE CURRENT OWNERS
- ENVIABLE SEMI RURAL LOCATION ON THE EDGE OF VILLAGE
- PERFECT FOR THOSE LOOKING FOR A QUIET RETREAT OR HOLIDAY HOME
- SITTING ROOM AND LOUNGE WITH LOG BURNER
- BEAUTIFULLY FITTED KITCHEN/DINING ROOM, UTILITY AND CLOAKROOM
- SOLID OAK DOUBLE GLAZED WINDOWS AND DOORS THROUGHOUT
- 2 DOUBLE BEDROOMS EACH WITH BATHROOM/SHOWER ROOM
- DRIVEWAY WITH AMPLE PARKING AND DELIGHTFUL ESTABLISHED GARDENS
- EPC GRADE D



*** STUNNING DETACHED COTTAGE IN LARGE PLOT WITH SEMI RURAL ASPECT ***

An excellent opportunity to purchase this charming 2 double bedroom detached stone cottage which has been completely renovated and is finished to an exceptionally high standard - perfect for those looking for a quiet lifestyle.

Currently being run as a successful Holiday Let cottage through the professional and reputable Sykes - and which could be continued if required - or would be an idyllic home for those looking to move to a beautiful semi rural location yet close to the Town and its amenities.

The accommodation which must be viewed to be fully appreciated briefly comprises Sitting Room with lovely aspect over the gardens, Lounge with log burner, beautifully fitted Kitchen Dining Room, Utility and Cloakroom. Two double Bedrooms one with Bathroom and the other with Shower Room.

The property has the benefit of being well insulated, oil central heating, driveway with ample parking and turning and is set in delightful well stocked gardens offering a great level of privacy.

Viewing essential.
EPC Rating D

Property details

LOCATION

The property occupies an enviable position on the edge of this pretty, semi rural village located just over 4 miles from the busy market Town of Oswestry. There are excellent facilities on hand in the nearby village of Trefonen which boasts a school, post office/general store, church and public house. Oswestry has a range of national and independent stores, banks, eateries and places of historic interest and for commuters the A5/M54 motorway network and Gobowen railway station with links to Shrewsbury, Chester and London.

Directions From Oswestry proceed out of Town on the Trefonen Road passing through the village of Trefonen and Treflach as you start to drop down to Nantmawr please take the first right hand turn along Quarry Lane and continue along this road where the property will be found on the left hand side. The Post code takes you to the property.

What3Words ///evening,ticking.clustered

SITTING ROOM

A lovely light room having window to the front and double opening French doors providing lovely aspect and opening onto the gardens. Media point, radiator, solid oak boarded floor.

LOUNGE

A charming and cosy room having window to the front with open outlooks, feature stone wall housing cast iron log burner, useful under stairs storage, solid oak floor, radiator.

KITCHEN/DINING ROOM

Beautifully fitted with range of soft cream fronted shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher and fridge with matching fascia panel and wall units over. Inglenook recess with wooden surround housing complementary base units with 4 ring hob unit and built in double oven and grill beneath, exposed brick display recess to the side. Recessed ceiling lights, tiled flooring, radiator.

UTILITY ROOM

with work surface having space beneath for washing machine, oil central heating boiler, window to the front and useful cloaks/storage cupboard.

CLOAKROOM

with WC and wash hand basin set into vanity with storage beneath, heated towel rail, tiled surrounds and flooring.

FIRST FLOOR LANDING

Staircase leads to the First Floor Landing off which lead

BEDROOM 1

A lovely double room, naturally well lit from window to the front and side with open aspect. Fitted wardrobe recess with hanging rail and shelving, recessed ceiling lights, wooden flooring, radiator.

BATHROOM

A well appointed room with suite comprising panelled bath with direct mixer taps/shower attachment, wash hand basin set into vanity with storage above, WC. Complementary tiled surrounds, heated towel rail, window to the front.

BEDROOM 2

Another double room naturally well lit by windows to the front and side with lovely open aspect. Radiator, wooden flooring.

SHOWER ROOM

with suite comprising shower cubicle, wash hand basin set into vanity with storage beneath, WC. Heated towel rail.

OUTSIDE

The property occupies a truly enviable semi rural location approached over gravelled driveway providing ample parking. Gate opens to large gravelled forecourt area which is bordered with well stocked flower, shrub and herbaceous beds with inset specimen trees and offer a good level of privacy. Being enclosed with wooden fencing and hedging.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold .

SERVICES

treatment plant, oil tank

COUNCIL TAX BANDING

We are advised by the current owners that the property is currently not registered with the Council Tax for residential due to it being used as a Holiday Cottage. The owners will contact the Council and have this banded as residential on agreement of a sale.

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.





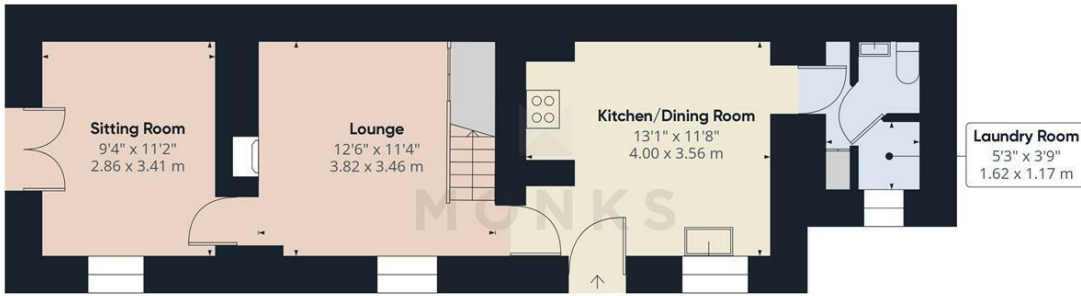
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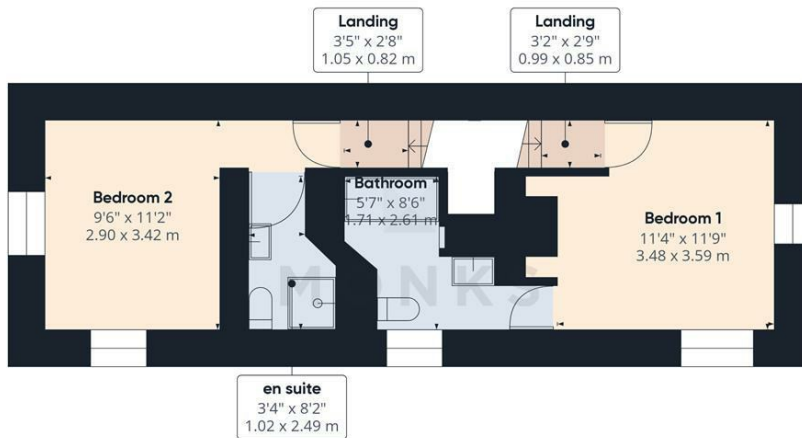
Quarry House , Nantmawr, Oswestry, SY10 9HH.

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Floor 0



Floor 1

Approximate total area[®]
833.56 ft²
77.44 m²

Reduced headroom
0.22 ft²
0.02 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



Judy Bourne

Director at Monks
judy@monks.co.uk

Get in touch

Call. 01691 674567
Email. info@monks.co.uk
Click. www.monks.co.uk

Oswestry office


16 Church Street, Oswestry,
Shropshire, SY11 2SP

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	

Current: 66, Potential: 81

Environmental Impact (CO₂) 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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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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