

Ffrydlyn Llansilin SY10 7QG



3 Bedroom Cottage - Detached
Offers In The Region Of £525,000

The features

- STUNNING GARDENS, WOODLAND AND POND
- CHARMING 3 BEDROOM DETACHED COTTAGE
- UTILITY, CLOAKROOM, BOOT ROOM, HOBBIES ROOM, SUN ROOM
- LARGE GARAGE/WORKSHOP AND AMPLE PARKING
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- ENVIABLE SEMI RURAL LOCATION SURROUNDED BY FARMLAND
- LOUNGE, SNUG, DINING ROOM, KITCHEN/BREAKFAST ROOM, GARDEN ROOM
- PRINCIPAL BEDROOM WITH EN SUITE, 2 FURTHER BEDROOMS AND FAMILY BATHROOM
- WONDERFUL GARDENS EXTENDING TO JUST OVER 0.65 ACRES.
- EPC RATING F



***** CHARMING COTTAGE WITH WEALTH OF FEATURES AND OVER 1/2 ACRE GARDEN*****

Bursting with character, this charming detached home provides deceptively spacious living space having been modernised whilst retaining many of its original period features including quarry tiled floors, original wooden doors, shutter blinds, exposed stone walls and bespoke pine Kitchen.

Occupying a truly enviable semi rural position on the edge of this popular Village a short drive from the busy market Town of Oswestry and ideally placed for access to the A5/M54 motorway network.

The accommodation which must be viewed to be fully appreciated, briefly comprises Reception Hall, Lounge with feature log burner, Snug, Dining Room, Breakfast Kitchen, Garden Room, Utility, Cloakroom, Principal Bedroom with en suite, 2 further Bedrooms and Bathroom.

The property has the benefit of central heating, double glazing, driveway with ample parking, large garage/workshop, hobbies room and sun lounge.

Set within the most wonderful garden which is beautifully landscaped and stocked with large pond, woodland, pleasure lawns and bordered by open farmland.

Viewing essential.

Property details

LOCATION

The property occupies a lovely semi rural location on the edge of this popular village just 7 miles distant from the busy market Town of Oswestry where you will find a host of amenities and schools. Llansillin benefits from a public house and the most wonderful countryside walks.

RECEPTION HALL

Wooden entrance door with arched window opening to Reception Hall with original quarry tiled floor, useful under stairs storage recess, radiator.

LOUNGE

A charming room having window to the front with original shutter blinds and deep display sill, feature cast iron log burner set onto quarry tiled hearth with slate surround, media point, radiator. Opening with exposed timber leading to

SNUG

having French door with opening window light leading onto courtyard garden, fitted book shelving, radiator.

DINING ROOM

A lovely room, bursting with character from exposed stone walls, inglenook style fireplace, quarry tiled floor and window with original shutter blinds overlooking the front. Radiator and opening to

KITCHEN/BREAKFAST ROOM

An attractive room with bespoke pine units incorporating twin bowl belfast style sink with antique mixer taps set into base cupboard and granite work surface to either side set into the original bread oven recess which has a lovely stained glass window. Range of cupboards and drawers with tiled topped work surfaces over and Rangemaster cooking range. Ample space for free standing dresser units, feature exposed stone walling, quarry tiled floor. Double opening wooden and glazed doors to

GARDEN ROOM

A lovely light, multi purpose room featuring 4 arched windows, 2 velux roof lights and double opening French doors which lead onto the sun terrace and gardens - ideal for those who love to entertain outdoors. Quarry tiled floor, radiator.

UTILITY ROOM

having single drainer sink set into base cupboard, ample space for appliances, quarry tiled floor, oil central heating boiler and windows and door to the garden.

CLOAKROOM

with WC, storage cupboard, tiled flooring.

BOOT ROOM

with tiled floor, door to the garden.

FIRST FLOOR LANDING

From the Reception Hall attractive wooden staircase with turned spindles leads to the First Floor Galleried style Landing with window to the front with lovely outlooks over the gardens, fields and hills.

PRINCIPAL BEDROOM

A generous sized double room with window to the front again with lovely aspect over the gardens, fields and hills. Radiator.

EN SUITE SHOWER ROOM

with suite comprising tiled shower cubicle with direct mixer shower unit with drench head, wash hand basin and WC. Window to the rear, radiator.

BEDROOM 2

Another good sized room again with window to the front with lovely aspect over the gardens, fields and hills, useful built in storage cupboard, radiator.

BEDROOM 3

having window to the rear, exposed boarded floor, radiator.

FAMILY BATHROOM

with suite comprising panelled bath with mixer taps and shower attachment, wash hand basin and WC. Wood panelling to dado height, heated towel rail, window to the rear.

OUTSIDE

The property is set in the most delightful, extensive and established plot which is surrounded by open countryside. Approached through wooden gate over driveway which provides ample parking for vehicles and which is bordered by well stocked flower shrub and herbaceous beds.

LARGE GARAGE

with twin opening doors, three windows and power and lighting.

HOBBIES/CRAFTS ROOM

with power and lighting and window overlooking open fields and hills.

SUN ROOM

Another great multi purpose room from which there is a lovely aspect over the adjoining countryside, power and lighting.

THE GARDENS

The Gardens truly are a stunning and wonderful feature of the property, having been lovingly created and landscaped over the years by the current owners. The front provides an oasis for wildlife with its large pond which is surrounded by established borders, woodland and large shaped lawn with an abundance of well stocked flower, shrub and herbaceous beds with inset specimen and fruit trees. The woodland area is bordered by a stream and adjoining farmland.

To the Rear of the property is a lovely paved and gravelled sun terrace, immediately adjacent to the Garden Room and is perfect for those who love to dine alfresco with a well stocked rockery which then leads onto the large rear garden which is laid mainly to lawn with inset specimen trees and from where this are lovely rural aspects over adjoining countryside and Hills.

The property is set within gardens of approximately 0.65 acres.

GENERAL INFORMATION

TENURE

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

SERVICES

We are advised that mains electricity is connected, water is provided through a spring fed water well and drainage is to septic tank. Oil central heating.

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](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 Home Master Removals. Please contact us for further details.

NEED TO CONTACT US

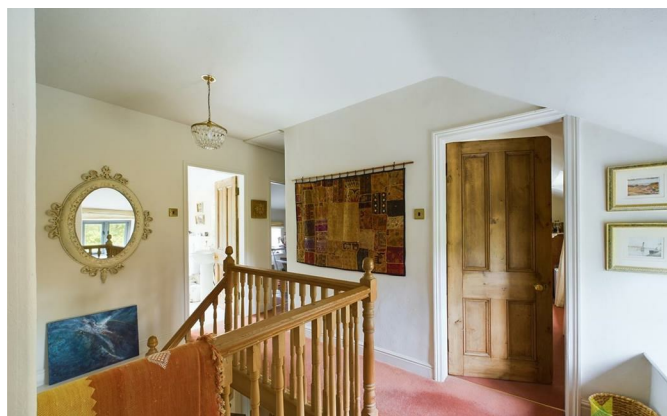
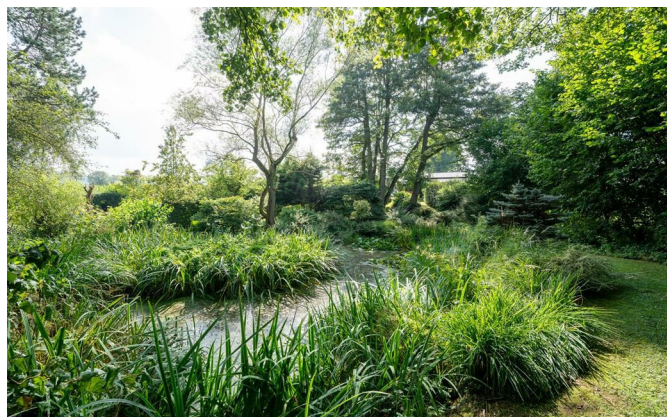
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





Ffrydlyn , Llansilin, SY10 7QG.

3 Bedroom Cottage - Detached
Offers In The Region Of £525,000





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

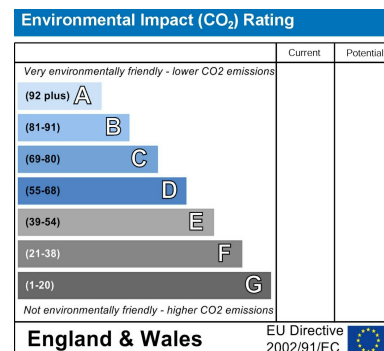
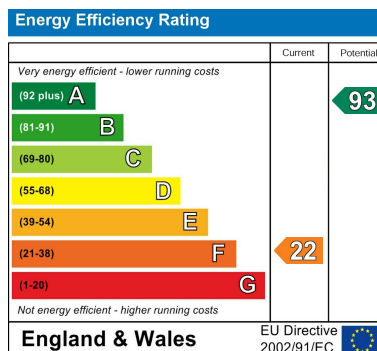
Oswestry office

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



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.