

# Dorton Trewern Court Hengoed Oswestry SY10 7EE



**5 Bedroom House**  
**Offers In The Region Of £445,000**

## The features

- IMPRESSIVE AND QUIRKY ACCOMMODATION
- OFFERING GREAT LIVING SPACE OVER TWO FLOORS
- LOUNGE, SITTING ROOM, DINING ROOM
- 4/5 BEDROOMS, BATHROOM AND SHOWER ROOM
- VIEWING ESSENTIAL.
- GRADE II LISTED WITH ORIGINAL FEATURES
- LARGE OPEN PLAN LIVING/DINING/KITCHEN
- 2 FEATURE MEZZANINE LANDINGS
- DOUBLE GARAGE, PARKING AND GARDENS



\*\*\* CHARMING AND UNIQUE HOME - WHICH MUST BE VIEWED \*\*\*

This Grade II listed home which was sympathetically restored approximately circa 25 years from the former stable block with many unique features including original iron windows and offering spacious and versatile living space must be viewed to be fully appreciated.

Forming part of the Old Trewern Hall set amid lovely rural countryside a short distance from the self sufficient village of Gobowen, ideal for commuters being half a mile from the Railway Station and link roads.

The accommodation briefly comprises Reception Hall, Lounge with feature stone fireplace and arched part stained glass iron windows and having mezzanine Study and large Landing/Library area above, Sitting Room, Dining Room, Living/Dining/Kitchen, Billiards/Games Room, Utility and Shower Room on the Ground Floor. With versatility for two bedrooms downstairs. There are 3 double Bedrooms and Bathroom to the First Floor.

The property has the benefit of central heating, period features, ample parking, double Garage and lovely established Gardens.

Viewing highly recommended.

## Property details

### LOCATION

#### BILLIARDS/GAMES ROOM

A useful multi purpose room with window to the side, quarry tiled floor and door to the garden.

#### RECEPTION HALL

with door leading through from the Billiards/Games Room, window to the front, recessed shelving, exposed boarded floor and radiator. Utility Room with quarry tile floor, worktop and space beneath for washing machine.

#### LOUNGE

An impressive room with feature vaulted ceiling and large arched window with stained glass panels overlooking rear aspect. Stone chimney breast with wooden surround housing open grate, media point, exposed boarded floor and having

#### SNUG/OFFICE AREA

which is to the rear of the Lounge and is perfect for those looking for tucked away desk space.

#### DINING/FAMILY ROOM

Naturally lit with windows to two elevations, feature pitched ceiling with exposed timbers, strip boarded floor, two radiators.

#### LIVING/DINING/KITCHEN

A great space for family living. Sitting/Dining area with exposed boarded floor, radiator. Divide through to Kitchen which is comprehensively fitted with range of wooden fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher and recess housing range style cooker with extractor hood over, tiled surrounds and eye level wall units. Central supporting pillar incorporating wine rack, ample space for table/appliances etc, windows to the side, exposed boarded floor, radiator. Opening to

#### SITTING ROOM/ BEDROOM 4

with media point, radiator.

#### DINING ROOM/ BEDROOM 5

exposed boarded floor, radiator, opening to the Kitchen.

#### SHOWER ROOM

with suite comprising shower cubicle with direct mixer unit, wash hand basin and WC. Tiled surrounds and radiator.

#### MEZZANINE STUDY

with stairs leading from the Lounge to this useful work from home space.

### FEATURE MEZZANINE LANDING

Staircase leads from the Lounge to the impressive mezzanine landing - the perfect space for avid readers, work from home or just looking to relax looking across to the stained panels of the arched window. Range of fitted shelving, exposed timbers and boarded floor, radiator.

#### BEDROOM 3

with window to the side, exposed wall and ceiling timbers, radiator and approached off the mezzanine Landing.

### FIRST FLOOR LANDING

From the Living/Dining/Kitchen staircase leads up to the First Floor from which there are individual staircases leading off to

#### BEDROOM 1

A lovely room, naturally lit by three windows, two feature arched, overlooking the front, range of fitted wardrobes and dressing area, two radiators,

#### BEDROOM 2

with window to the side, radiator, exposed wall and ceiling timbers.

#### BATHROOM

with suite comprising panelled bath, wash hand basin and WC. Tiled surrounds, built in airing cupboard with shelving, radiator. Exposed wall timbers.

### OUTSIDE

The property occupies a lovely position within this select courtyard approached over gravelled driveway and onto the personal cobbled drive which provides parking for several vehicles, central raised flower bed with established shrubs to the front and leads to the Double Garage with twin opening doors, power and lighting points.

The Gardens lie to the side and front with raised lawn with flower beds.

### 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 the property benefits from oil central heating, mains water and electricity and drainage to sewage treatment plant.

#### COUNCIL TAX BANDING



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

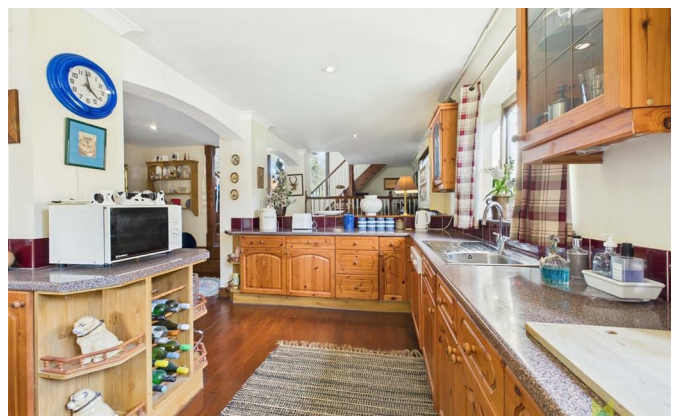
#### REMOVALS

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.



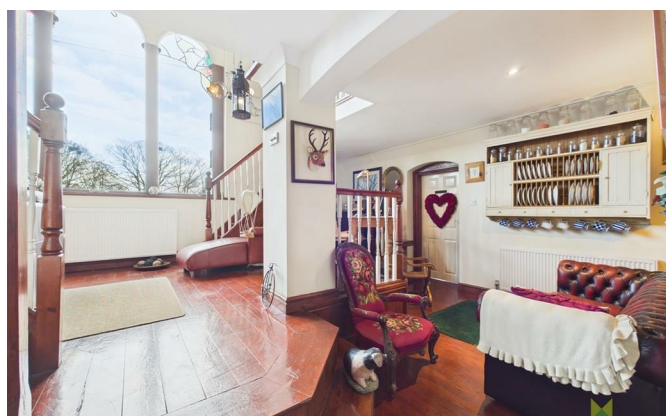




## Dorton Trewern Court, Hengoed, Oswestry, SY10 7EE.

5 Bedroom House

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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

2693.54 ft<sup>2</sup>  
250.24 m<sup>2</sup>

**Reduced headroom**

14.18 ft<sup>2</sup>  
1.32 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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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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