

Dovaston Pant Oswestry SY10 9RB



4 Bedroom House - Detached
Asking Price £625,000

The features

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- LOUNGE WITH FEATURE INGLENOOK STYLE FIRE PLACE
- MUSIC/READING ROOM, STUDY, UTILTIY ROOM
- PRINCIPAL FIRST FLOOR BEDROOM SUITE AND GUEST ROOM
- EXTENSIVE WELL STOCKED GARDENS WITH BREATH TAKING VIEWS
- TRULY SPACIOUS AND VERSATILE LIVING OVER TWO FLOORS
- STUNNING OPEN PLAN LIVING/DINING/KITCHEN
- TWO GROUND FLOOR BEDROOMS, CLOAKROOM, BATHROOM
- DOUBLE AND SINGLE GARAGES AND AMPLE PARKING



*** STUNNING VERSATILE HOME WITH BREATHTAKING PANORAMIC VIEWS ***

This truly stunning home must be viewed to be fully appreciated. Offering versatile and stylish accommodation over two floors, perfect for today's modern lifestyle

For those who love to entertain there is the most fabulous bespoke open plan Living/Dining/Kitchen with bi-fold doors opening onto the large sun terrace and for a growing family or those with dependent relative there are ample rooms to expand and be self sufficient.

Occupying an enviable position in the heart of this popular village, ideally placed for commuters with ease of access to the A5/M54 motorway network.

Set in a lovely elevated position with the most fabulous views to the front over the beautiful Shropshire countryside and hills and to the rear the impressive Llanymynech Rock as it's backdrop, which is a haven for wildlife.

VIEWING ESSENTIAL.

Property details

DESCRIPTION

A unique opportunity to purchase this fabulous 1930's Arts and Crafts detached home, which offers excellent accommodation over two floors which truly must be viewed to be fully appreciated.

Having been greatly enhanced and recently decorated the spacious rooms offer great flexibility of living and is ideal for today's modern lifestyle. On the Ground Floor is the beautifully fitted Living/Dining/Kitchen which features bi-fold doors leading to the sun terrace - if you love to entertain this will be the perfect place to host - bringing the outdoors in and enjoying beautiful views and a great spot to experience the ever changing morning sunrise and watch the evening sun set in the distance. Adjoining is the perfect chill out zone which provides space for a reading/music area and the large Lounge features an inglenook style log burner and again wonderful views.

On the Ground Floor are two double Bedrooms, Cloakroom and family Bathroom which lend themselves as perfect accommodation for multi generational living. On the First Floor is the Principal Bedroom with en suite and Dressing Room and from where there are fabulous uninterrupted views over the Shropshire Plain and an additional Bedroom with Cloakroom to the rear with a fabulous view over the Llanymynech Rock.

Outside, for car enthusiasts or those who work from home there is ample parking with full turning, along with a double and single Garage.

The Gardens are a particular feature of the property and have been beautifully landscaped.

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.

RECEPTION HALL

Covered entrance with door opening to spacious and inviting Reception Hall, useful under stairs storage, attractive wood panelling to dado height

LOUNGE

A lovely elegant Lounge which is naturally well lit and having stunning views over the gardens, countryside and Shropshire Hills beyond and with double opening French doors leading onto the sun terrace. Feature inglenook style chimney with brick recess and housing cast iron log burner set onto hearth, Media point, radiators..

STUNNING OPEN PLAN LIVING/DINING/KITCHEN

The most perfect room for those who love to entertain or enjoy family living. The Kitchen is beautifully fitted with range of units incorporating one and half bowl enamel sink with mixer taps set into base cupboard with granite worksurface over and further cupboards and drawers beneath with integrated dishwasher, and plinth lighting set with the recess of the large bay window which provides fabulous outlooks that you truly wont mind doing the washing up to appreciate. Further bank of contrasting cupboards and drawers which house the built in oven, grill and warming drawers, recess for microwave and 7 burner cooking range with illuminated concealed extractor hood over. Recess for American style fridge freezer with pull out larder units to either side and wine storage over. Large central island housing 4 ring hob with excellent storage beneath and breakfast bar overhang with seating area. Opening to the impressive family living area which features bi-fold doors opening up onto the sun terrace and gardens, bringing the outside in and ideal for those who love to dine alfresco and from where you can enjoy the most fabulous views over the gardens, open countryside and hills beyond. Dining area with ample space for large family table. Recessed ceiling lights, tiled flooring throughout with zoned underfloor heating.

SNUG/READING ROOM

Flowing through from the Dining Area this useful and versatile space is perfect for a reading, relaxing or music chill out zone. Naturally well lit from windows to the front and rear and feature glazed roof lantern. Continuation of tiled flooring. Door to Garage.

HOBBIES ROOM/STUDY

With window to the front, built in storage cupboard and range of shelving. Tiled flooring, window to the rear.

UTILITY ROOM

With single drainer sink with mixer taps set into base cupboard with worksurfaces extending to either side with space for appliances. Useful cloaks storage area, tiled flooring, window to the rear.

BEDROOM 4

With window overlooking the rear with lovely aspect of Llanymynech Rocks. Range of fitted wardrobes and storage cupboards. Radiator.

FAMILY BATHROOM

A well appointed room fitted with suite comprising panelled bath, quadrant shower cubicle with direct mixer shower unit, wash hand basin and WC both set into concealed vanity with storage. Complementary tiled surrounds, heated towel rail, window to the rear.

GUEST BEDROOM

with window to the side, range of built in wardrobes with white high gloss fronted doors, radiator.

EN SUITE CLOAKROOM

With WC and wash hand basin set into vanity with storage beneath, complementary tiled surrounds, radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the lovely Galleried Landing with window to the rear with a most lovely aspect over the Llanymynech cliff face.

PRINCIPAL BEDROOM SUITE

A beautiful principal suite with large Bedroom with windows to the front with the most breath-taking uninterrupted views over the Shropshire Plain - the most perfect spot to enjoy the ever changing vista created by the weather and seasons. Excellent range of built in storage to the under eaves, radiator.

EN SUITE SHOWER ROOM

Beautifully fitted with contemporary suite comprising shower cubicle with direct mixer shower unit, wash hand basin set into vanity with storage and WC. Complementary tiled surrounds and flooring, heated towel rail, velux roof light.

WALK IN DRESSING ROOM

Fitted with hanging rails and shelving.

BEDROOM 3

With window to the rear with lovely aspect, feature pitched ceiling, radiator.

EN SUITE CLOAKROOM

having wash hand basin set into vanity with storage beneath, WC. Radiator and window to the side.

GARAGING AND PARKING

The property occupies a stunning elevated position approached over long sweeping driveway which provides ample parking and turning for numerous vehicles. There is an attached single Garage with workshop area with remote up and over door and personal door to the Snug/Reading Room. This Garage could easily be converted to provide additional accommodation, perfect as a home office.

Additional exceptionally large Double Garage with twin remote doors, power and lighting.

THE GARDENS

The Gardens are a particular feature of the property, being of an excellent size and landscaped with an abundance of well stocked flower, shrub and herbaceous beds with inset specimen trees and large pergoda with beautiful climbing plants. Extensive lawn with raised paved sun terrace - the best place in the house to sit and watch the world go by whilst taking in the breath taking open views. To the side is an additional private garden area, laid again to lawn with Orchard area and from where you will capture the lovely aspect over Llanymynech Rock.

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 electricity and water supply service the property, and LPG tank providing the gas.

COUNCIL TAX BANDING

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

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' 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



Dovaston , Pant, Oswestry, SY10 9RB.

4 Bedroom House - Detached
Asking Price £625,000





Floor 0



Floor 1



Approximate total area[®]
2531.19 ft²
235.15 m²

Reduced headroom
33.47 ft²
3.11 m²

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 (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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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