

# Town & Country

Estate & Letting Agents

Paddock Cottage, Nantmawr,

Offers in the region of £539,000



WITH 3 ACRES OF LAND!!!! Town and Country Oswestry are delighted to present to the market this stunning THREE BEDROOM DETACHED property in the sought after rural village of Nantmawr, boasting three good sized bedrooms, two bathrooms, three acres of land to the rear and equine facilities this property is ideal for anyone looking for country life. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS STUNNING PROPERTY AND ITS AMAZING LOCATION!!!

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# Paddock Cottage, Nantmawr, SY10 9HL

## Directions

From our Oswestry office proceed up Willow Street and turn left onto Welsh Walls. Follow the road around and turn right onto Upper Brook Street. Proceed out of town towards Trefonen. Proceed through the village and continue through Treflach. Follow this road towards Nantmawr. Proceed under the bridge where the property can be viewed to the right hand side after approximately 500 metres set back up off the road.

## Accommodation Comprises



## Porch

A lovely wooden cottage style covered porch with an oak door leading into the reception hall.

## Reception Hall

Having a door to the front, a window to the front, radiator, under stairs storage cupboard and a staircase leading to the first floor.

## Kitchen 3.19m x 3.68m (10'6" x 12'1")

Having a good range of base and wall fitted kitchen units with granite work surfaces over, tiled splash backs, Range with two ovens and two hot plates serving the domestic hot water and central heating, extractor hood over, ceramic sink, window to the front, integrated dishwasher,, down lights, coved ceiling and tiled flooring.



## Additional Photo





## Paddock Cottage, Nantmawr, SY10 9HL

### Dining Room 4.17m x 3.22m (13'8" x 10'7")

With a window to the side, solid oak flooring, a radiator and coved ceiling.



### Additional Photo



### Lounge 4.48m x 5.66m (14'8" x 18'7")

Having a window to the rear, French doors leading out to the garden, solid oak flooring, two radiators, a multi-fuel stove on a hearth with an oak beam over, coved ceiling and a TV point.



### Utility Room 2.22m x 2.33m (7'3" x 7'8")

With fitted base units, storage cupboard, space and plumbing for a washing machine, space for a fridge/freezer, tiled flooring, a window to the side and a door to the side.

### Cloakroom

Having a two piece white suite comprising WC and wash hand basin. With a radiator, tiled flooring and an extractor fan.

### Landing

Having a window to the side, radiator, coved ceiling, loft access, walk-in airing cupboard and a coved ceiling.

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### Bedroom One 5.14m x 3.07m (16'10" x 10'1")

Having two windows to the front, built-in wardrobe, two radiators, oak flooring and a coved ceiling



### En-suite

Having a WC, wash hand basin on a pedestal, shower cubicle, a radiator, tiled flooring, coved ceiling and a Velux.



### Bedroom Two 4.41m x 2.80m (14'6" x 9'2")

Having a window to the rear, built-in double wardrobes, a radiator and coved ceiling.



### Bedroom Three 4.41m x 2.80m (14'6" x 9'2")

Having a window to the rear, built-in double wardrobes, a radiator and a coved ceiling



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### Bathroom 2.28m x 2.35m (7'6" x 7'9")

Having a white three piece suite comprising WC, wash hand basin on a pedestal and a freestanding bath with a mixer tap and shower attachment. With part-tiled walls, tiled flooring, velux, extractor fan, a radiator and coved ceiling.



### To the Outside



### Front Gardens

To the front of the property there is a gated driveway providing parking for several vehicles.



### Rear Elevation





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## Rear Gardens

The rear gardens have a recently paved area with covered pergola ideal for entertaining leading to the lawned area, the gardens are fully enclosed by fencing and hedging and lead to the outbuilding and orchard. There is also a purpose built ornamental pond with stone walling.



## Additional Photo



## Pond



## Outbuilding

A former pig shed with sty enclosures which could be converted into an office or as a self-contained annexe subject to planning permission.



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### Additional Photo



### Rear Of Outbuilding



### Orchard

The orchard has a variety of apple and plum trees, a garden shed, a gazebo overlooking the orchard and a stream.



### Additional Photo





## Paddock Cottage, Nantmawr, SY10 9HL

### Paddock

With approximately three acres and beautiful views across Wales and Shropshire.



### Current Usage

The current owners keep horses on the land with the boundaries being well fenced.



### Additional Photo



### Additional Photo





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## Additional Photo



## Stable Block

Having two loose boxes, a tack room, hardstanding and enclosure.



## Aerial Views



## Additional Aerial Views



# Paddock Cottage, Nantmawr, SY10 9HL

## Land Plan



## Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

## Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

## To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

## Money Laundering Regulations

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

## Town and Country Services

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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