

Town & Country

Estate & Letting Agents

New Barns Cottage, Trefonen,

Offers in the region of £550,000



WITH NO ONWARD CHAIN!! Town and Country offer a rare opportunity to purchase a rural detached family home with fantastic scope for improvement surrounded by paddocks and gardens extending to approximately two acres with superb views. The property offers spacious flexible accommodation with four/ five bedrooms. To the outside, there is parking for several cars accessed from a private driveway leading to a double garage. The paddocks have a stable block and field shelter. Located on the outskirts of Trefonen.

4 Willow Street, Oswestry, Shropshire, SY11 1AA
sales@townandcountryoswestry.com • www.townandcountryoswestry.com
TEL: 01691 679631

New Barns Cottage, Trefonen, SY11 9DS

Directions

From our Willow Street office proceed out of town before turning left onto Welsh Walls. Follow the road round and turn right at the junction onto Upper Brook Street. Continue along and straight ahead at the mini roundabout onto Trefonen Road. Proceed along this road and into the village of Trefonen. Turn right onto Bellan Lane and take the second right onto Old Post Office Lane, continue up the lane until reaching the T junction. Turn left signposted New barns and follow the lane along to the cross roads. Take a left and proceed for 100 metres where the driveway up to the property will be seen on the right hand side.



Accommodation Comprises

Rear Hall

With a door to the front, window to the side, window to the rear, quarry tiled flooring, beamed ceiling and two staircases.

Lounge 3.88m x 4.65m (12'9" x 15'3")

Having a window to the side, brick fireplace with log burner inset, a radiator, beamed ceiling and wall lights.



Additional Photograph



Additional Photograph



New Barns Cottage, Trefonen, SY11 9DS

Dining Room 4.40m x 3.73m (14'5" x 12'3")

Having a bow window to the front, a window to the side, beamed ceiling, a radiator and an opening to the lounge.



Kitchen / Breakfast Room 3.30m x 5.32m (10'10" x 17'5")

Having base and wall fitted kitchen units, tiled flooring, a radiator, a brick inglenook with a Rangemaster inset, extractor fan over, single stainless steel drainer sink with a mixer tap, a window to the front, a window to the side, plumbing for a dishwasher, space for a fridge and beamed ceiling.



Additional Photograph



Utility Room 3.10m x 3.74m (10'2" x 12'3")

Having a window to the side, single stainless steel drainer sink, a door to the rear, coat hooks and storage, tiled flooring, beamed ceiling, a Mistral oil boiler, plumbing for a washing machine and dishwasher.



Cloakroom

With a window to the rear, WC, wash hand basin, tiled flooring, part-tiled walls and a beamed ceiling.

Staircase One

Leading up to the bedrooms and bathroom.

New Barns Cottage, Trefonen, SY11 9DS

Master Bedroom 3.51m x 3.45m (11'6" x 11'4")

With steps leading up to French doors out onto a balcony with fantastic views across the open countryside. A radiator, beamed ceiling and fitted mirror fronted wardrobes with shelves and rails.



Additional Photograph



Balcony



Shower Room

Having a window to the side, WC, wash hand basin, shower cubicle, part tiled walls, tiled flooring and a shaver light.

Bedroom Two 2.02m x 2.97m (6'8" x 9'9")

With a window to the side and a radiator.

Bedroom Three 3.2m x 4.42m (10'6" x 14'6")

With a window to the side and two radiators.



New Barns Cottage, Trefonen, SY11 9DS

Rear Steps

A rear hallway area leads to further ground floor rooms and second staircase.

Bathroom

With a window to the side, corner bath with a mixer tap over, bidet, WC, wash hand basin on a vanity unit with mixer tap, part-tiled walls, vinyl flooring and a radiator.



Study 3.82m x 2.79m (12'6" x 9'2")

With a window to the side, a radiator, coved ceiling and a door to the rear lobby.



Rear Lobby

With a radiator and stairs off.

Rear Lounge/ Ground Floor Bedroom 3.74m x 4.39m (12'3" x 14'5")

Having a window to the rear, a bow window to the side, a radiator and built-in wardrobes.



Bedroom Four 3.8m x 5.95m (12'6" x 19'6")

Accessed from a rear set of stairs and is open plan with a window to the side, two windows to the rear and a radiator.



New Barns Cottage, Trefonen, SY11 9DS

Additional Photograph



Double Garage

The detached double garage has two up and over doors, power and lighting along with eaves storage.



To the Front of the Property

A private driveway leads up to the house and sweeps around the side of the house leading to the double garage and further parking. There is a garden area to the side which is mainly lawned and shrubbed. There is also an outside tap.

Rear and Side Gardens

There are further garden areas to the side and rear giving access to the paddocks that surround the property.

Land

The paddocks run around the edge of the property and are easily accessible from the property. The fields extend to approximately two acres and have one fields shelter (poor condition) and a second stable block/ store. Outside tap.



New Barns Cottage, Trefonen, SY11 9DS

Additional Photograph



Additional Photograph



Additional Photograph



Additional Photograph



New Barns Cottage, Trefonen, SY11 9DS

Additional Photograph



Additional Photograph



Aerial Photographs



Additional Photograph



New Barns Cottage, Trefonen, SY11 9DS

Additional Photograph



Additional Photograph



Additional Photograph



Additional Photograph



Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

Town and Country

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation -
Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale

New Barns Cottage, Trefonen, SY11 9DS

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, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

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.

Tenure

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering

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.

Hours Of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

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 must 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.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.