

Town & Country

Estate & Letting Agents



Waterside Cottage St Martins Moor, St Martins, SY10 7BH

Offers In The Region Of £630,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry are delighted to offer this truly rare opportunity to purchase this lovely canal side property with an end of garden mooring* and stunning rural backdrop. The spacious home has undergone a dramatic renovation to create a wonderful, modern yet comfortable home and offers well laid out spacious accommodation with four bedrooms, extensive parking, garage and large gardens. Located on the outskirts of St Martins in a quiet tranquil spot adjacent to the canal, the property is ideal for those seeking a peaceful yet accessible country residence.

Directions

From Oswestry join the A5 travelling towards Wrexham. Upon reaching the Gledrid roundabout take the fourth exit towards St. Martins. On reaching the village turn right opposite the school. Proceed down the hill and turn left just after the canal bridge onto a small country lane. Follow this lane along where the property will be found on the right hand side.

Overview

The property has undergone an extensive renovation both inside and out to create a wonderful, bright, modern property yet still being sympathetic to the original character and nature of the original property. The current owners have an eye for detail and finish with careful consideration given to all rooms to provide comfortable living in a location that needs to be seen to appreciate the lifestyle that is on offer. The property also benefits from high speed fibre broadband offering speeds of around 900mbps.

Location



The property borders the lovely Shropshire Union canal, only a short boat journey or wonderful walk along the towpath to the Poncysyllte Aqueduct World Heritage site whilst being in a truly tranquil area for those wanting peace and quiet in a stunning location. The nearby local market town of Oswestry enjoys shopping facilities which serve the day to day needs of the area. The local village of St Martins benefits from a supermarket, pharmacy, post office, fuel station and both primary and secondary schools. There is also a Waitrose and M & S food within a mile from the property. Shrewsbury and Chester are both ½ hours drive away. Oswestry is a thriving market town, providing a good range of shopping and leisure facilities and both private and state schools. Affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the Northwest. There is a train station in the nearby village of Gobowen which provides regular trains to the north and the south. There are numerous countryside walks and cycle routes immediately accessible, this property offers the best of both worlds.

Additional Photo



Additional Photo



The Lane



The property is approached along a private lane leading to only one other property beyond that runs adjacent to the canal leading down to the house.

Canopy Porch

A canopy porch over the front door leads to the property.

Hall

The hallway has beautiful grey LVT wood effect flooring, a window to the front, radiator, stairs leading off to the first floor and doors leading to the cloakroom and the sitting room/snug.

Cloakroom

The remodelled cloakroom is decorated in a contemporary theme and has a window to the front, wash hand basin on a vanity unit with a mixer tap over, low level W/C, radiator and continuation of the grey LVT wood effect flooring.

Sitting Room/Snug 11'10" x 14'1" (3.63m x 4.30m)



A cosy yet bright room with a beautiful original beamed ceiling, inset Coalbrookdale Sedera log burning stove with a tiled hearth and a beam over, radiator, wall lights, LVT wood effect flooring and French doors leading to the conservatory. Doors lead to the lounge and the kitchen.

Lounge 15'8" x 29'0" (4.79m x 8.85m)



A superb size room ideal for entertaining and full of light, having two windows to the side, two windows to the front, a window to the rear, four radiators, LVT wood effect flooring, wall lights and French doors leading through to the conservatory.

Additional Photo



Kitchen/Breakfast Room 14'0" x 11'11" (4.29m x 3.65m)



The spacious kitchen/breakfast room is fitted with a good range of base and wall units in light muted tones with contrasting work surfaces over, double bowl sink and drainer unit with a mixer tap over, integrated dishwasher, part tiled walls, eye-level Siemens electric oven, electric hob, integrated fridge, radiator, LVT wood effect flooring and the original beamed ceiling. Having windows to the front and rear letting in lots of natural light.

Additional Photo



Conservatory 11'0" x 11'3" (3.37m x 3.44m)



A relaxing place to sit and unwind having windows overlooking the rear garden, LVT wood effect flooring, radiator and French doors to the side leading out to the extensive decked area and garden beyond.

Dining Room 13'11" x 7'11" (4.25m x 2.43m)



Another generous space ideal for entertaining having a window to the front and rear, a window to the side and a door leading out to the garden room. There is a built in cupboard housing the Worcester oil fired boiler, alarm control panel, radiator and LVT wood effect flooring.

Garden Room 16'11" x 14'0" (5.16m x 4.27m)



The garden room links the house to the garage and is a fantastic place to relax or entertain linking seamlessly with the garden and the outside areas. Sliding doors at the front, face the canal and at the rear open onto the garden. The flooring is decked and leads out to the extensive decked seating areas which link back to the French doors into the conservatory. This is a wonderful social space, perfect for entertaining on warm spring and summer days. When the doors are closed the space feels more cosy making it a versatile area all year around. The flooring is decked and runs out to the rear of the property forming the patio and outside seating area.

Additional Photo



Additional Photo



Dressing Room 5'11" x 5'6" (1.81m x 1.70m)



The dressing room is fitted with a range of wardrobes with shelving and hanging rails, radiator, LVT wood effect flooring, a window to the rear and a door leading through to the en-suite.

First Floor Landing



The light floods into the landing providing a bright airy feeling. There is a window to the rear overlooking the garden and views beyond, radiator and shelving with built in storage. There is an ideal space for a home office and doors lead off to all first floor rooms.

En-Suite 7'10" x 7'7" (2.41m x 2.33m)



The remodelled en suite has a lovely high specification suite comprising a low level W.C., double shower cubicle with mains powered shower and two shower heads, wash hand basin on a modern vanity unit with mixer taps over, heated towel rail, shaver point, modern aqua panelled walls, spotlighting, LVT wood effect flooring and an airing cupboard with the hot water tank.

Bedroom One 14'2" x 12'0" (4.33m x 3.66m)



A good size master bedroom fitted with an extensive range of wardrobes with hanging rails and shelving, radiator and windows to the front facing the canal and rear, overlooking the garden and farmland beyond. A door leads through to the dressing room.

Bedroom Two 14'4" x 13'7" (4.37m x 4.15m)



Another superb, good sized bright room with lots of natural light, having windows to the rear and side with extensive views across farmland towards the Welsh hills, a range of built-in wardrobes with shelving and rails and a radiator.

Bedroom Three 14'2" x 7'10" (4.34m x 2.39m)



The third double bedroom enjoys a different aspect having windows to the front overlooking the canal and side overlooking the fields and Welsh hills beyond. There is also a radiator.

Bedroom Four 8'0" x 7'3" (2.45m x 2.23m)



Bedroom four is a good sized single room having a radiator and a window to the front overlooking the canal.

Family Bathroom



The remodelled family bathroom is fitted with a panelled bath with mixer taps over, low level W.C., separate shower cubicle with a Triton electric shower fitted and two shower heads, wash hand basin on a vanity unit with mixer taps over, shaver point, radiator, modern aqua panelled walls, LVT flooring, spotlighting and a Velux window to the front.

Outside



The property is approached along the lane and offers extensive gravelled parking to the front. A five-bar farm gate gives access at the side to the rear garden and driveway that runs around leading to the garage.

Details on End of Garden Canal Mooring*

The property sits adjacent to the canal and has canal frontage extending to 35m (105ft) to allow for boat moorings. The property has enjoyed end of garden mooring rights which sit immediately outside the property, these are subject to a renewal application to the Canal and River Trust on taking ownership as per the normal operating guidelines.

Additional Photo



rear of the property linking the garden room to the conservatory. Beyond this there are lawned and shrubbed gardens with central feature ponds and connecting stream feature. There is a paved patio area along with an area having raised vegetable beds and composting area. There is a shed next to the garage and a second shed at the bottom of the garden. The gardens are fully enclosed by fencing and low hedging which take in the stunning rural location of the property.

Additional Photo



Additional Photo



Additional Photo



Garage 20'4" x 11'5" (6.20m x 3.50m)

The garage is accessed by a personal door from the garden room or via double doors from the rear parking area. The garage has plumbing for a washing machine and tumble drier. Both appliances are included in the sale. There is also a workbench, extensive storage cupboards and shelving. There is a large Siemens freezer which is also included in the sale.

Rear Gardens



The south facing rear gardens have a large gravelled area for parking and decked entertaining area with solar powered lighting running across the

Additional Photo



Additional Photo



Views



Additional Photo



Additional Photo



Tenure/ council tax

This property is Freehold.

Council tax band is E.

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

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.

Hours of business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

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.

Town and Country services

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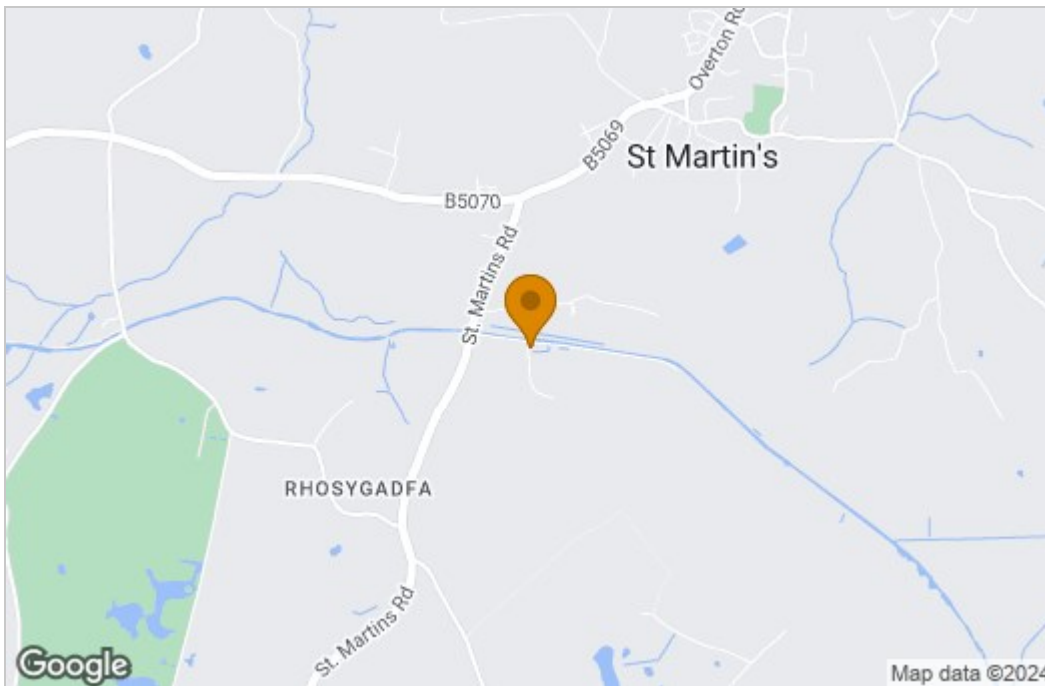
Presentation - Accompanied Viewings Available -
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VERY COMPETITIVE FEES FOR SELLING.

Floor Plan

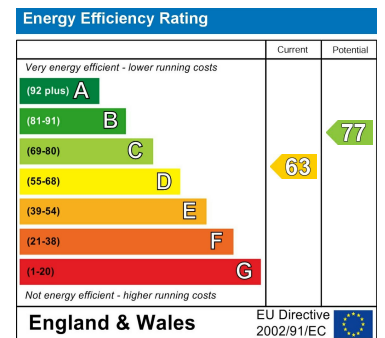


Total area: approx. 217.5 sq. metres (2341.1 sq. feet)

Area Map



Energy Efficiency Graph



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.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk