

Town & Country

Estate & Letting Agents



Holly Cottage Aston Square, Oswestry, SY11 4LR

£695,000

COUNTRY HOUSE WITH THREE ACRES OF LAND! PRESENTING A UNQIUE and RARE OPPORTUNITY FOR A POTENTIAL BUYER!

Town and Country Oswestry are delighted to present to the market this beautiful and deceptively spacious three bedroom country cottage set in wonderful grounds extending to approximately 3 acres. This property offers a tranquil rural setting yet the facilities of the town of Oswestry are just a short drive away. With many character features and two modern extensions, Holly Cottage oozes charm and is immaculately presented. The gardens are awash with mature shrubs and trees and are a haven for wildlife. This property is perfect for those looking for life in the country yet with the ease of great road and railway networks to larger cities such as Manchester, Liverpool and Birmingham. In order to appreciate what this family home has to offer, viewings are an absolute MUST!

Directions

From our Oswestry office proceed out of town, at the roundabout, take the A5 towards Shrewsbury. Proceed along this road for about a mile before turning first left sign posted Aston and Middleton. Go along this lane and almost opposite the junction, the property will be seen on the right hand side identified by our board.

Hall

Having quarry tile flooring, a beamed ceiling and a storage heater.

Cloakroom

The quarry tiled floor leads from the hallway into the cloakroom which benefits from a wash hand basin, W/C, extractor fan and beamed ceiling.

Lounge 13'11" x 14'0" (4.25m x 4.29m)



This light airy room has French doors to the rear opening onto the garden, a beamed ceiling, a window to the front, wall lights and a radiator.

Sitting Room 12'7" x 13'10" (3.86m x 4.23m)



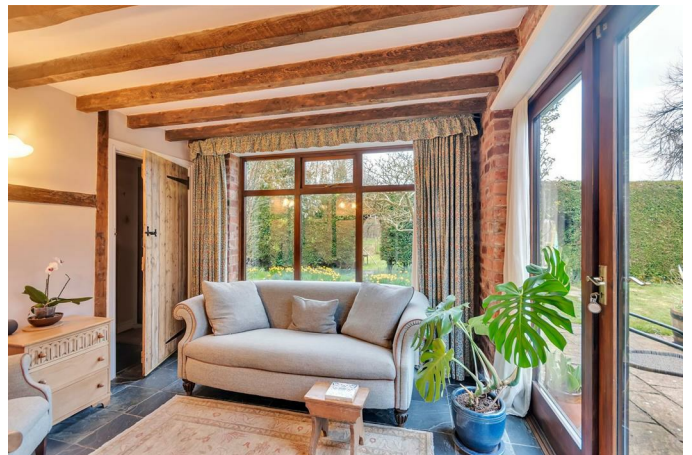
This cosy snug style room has a feature exposed brick fireplace with a log/multifuel burner inset, a beamed ceiling, quarry tiled flooring, a full length window to the side overlooking the garden and letting in plenty of light and further windows to the front and side along with a walk in cupboard for understairs storage.

Kitchen 9'6" x 13'11" (2.92m x 4.25m)



The country style kitchen comprises a range of base and wall units with pine wooden worktops, a ceramic butler's sink with mixer tap, a Stanley range cooker, beamed ceiling, quarry tiled flooring, part tiled walls and windows to the rear and side.

Garden Room 10'0" x 9'4" (3.07m x 2.86m)



The lovely bright garden room overlooks the beautiful country garden and has slate flooring, French doors leading out to the garden, an exposed brick wall adds character along with slate flooring, exposed wall timbers, wall lights and a radiator.

Utility/Boot Room 3'5" x 9'10" (1.06m x 3.02m)

The slate flooring leads through into the utility room which has a beamed ceiling, built-in cupboard, plumbing for a washing machine, a window to the rear and door to the rear leading out to the garden.

Landing

With loft hatch, radiator and doors through to the bedrooms and family bathroom.

Bedroom One 12'9" x 10'7" (3.9m x 3.25m)



This large double bedroom has a lovely feature cast iron fireplace, high ceiling and exposed wall timbers, window to the side and airing cupboard off with tank and shelving.

Dressing Room 9'6" x 6'7" (2.92m x 2.02m)



Having a radiator, a window to the the side looking out over the fields and a door which leads to Bedroom Two.

Bedroom Two 8'8" x 13'8" (2.66m x 4.18m)



Another good sized double bedroom with windows to the side and rear and a loft hatch with pull down folding ladder to boarded loft for ample storage.

Study Area 5'8" x 13'11" (1.73m x 4.26m)



The L-shaped study area has a radiator, a window to the rear and a door through to the bedroom. There is a loft hatch with pull down folding ladder to loft with ample storage. Working from home has also never been easier with access to fibre broadband.

Bedroom Three 11'10" x 13'11" (3.63m x 4.26m)



Another double bedroom with a window to the front and rear, door to ensuite, radiator.

Ensuite



The ensuite bathroom has the benefit of a Shower cubicle with Mira electric shower, W/C, wash hand basin, bidet, oak wooden flooring, a wall heater and a window to the rear.

Family Bathroom



The recently refurbished family bathroom comprises of a panelled bath with a mixer tap over and a mains powered shower over, aqua panelled walls, wash hand basin with mixer taps over and W/C on a modern vanity unit, vinyl flooring, a heated towel rail and a window to the side.

Garage/Workshop 10'7" x 20'2" (3.23m x 6.16m)



The detached single garage provides great potential for a number of uses having been constructed with foundations making it suitable for extension into a two storey building (subject to the necessary planning consent). It is fully insulated and has two windows to the side and a double doors to the front and rear.

Gardens



The property is surrounded by its own gardens and land making it a wonderful private setting. Timber gates lead you to the generous driveway which provides parking for several cars, there is an area laid to lawn and a gate which leads into one of the three fields. There is a patio which extends all around the property with an area that sits just off the garden room and provides a marvellous space for alfresco dining/entertaining. The garden is mainly laid to lawn with many areas planted with mature shrubs. Scattered around the gardens, there are various seating areas which provide a fantastic opportunity to sit out in the sunshine and take in the surroundings. There is a productive compost area, polytunnel, two greenhouses and vegetable beds along with a brick built outhouse/former cow byre and two wooden sheds which provide plenty of storage for outdoor tools and equipment. Within the garden, there is a well stocked productive orchard and a mature pretty wooded area, creating a child's dream adventure wonderland, with a summerhouse and a man-made pond which provides a welcoming habitat for wildlife.

The Patio



Photograph taken by vendor



Additional Photograph



Additional Photograph



Additional Photograph



Additional Photograph



Additional Photograph



Garden Additional Photograph



The Garden Pond



Aerial Photograph



The Fields



The property is surrounded by its own land which extends to approx. 3 acres. The three paddocks/fields are fenced and have been lovingly named by the existing vendors as Oak Meadow, Goose Bottom and Ash Patch. There is also the benefit of a water supply.

A rare opportunity for a potential equestrian/business venture.

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

Hours of Business

Monday - Friday - 9.00 - 5.30
Saturday - 9.00 - 4.00

To Book a 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.

Tenure/Council Tax

We understand the property is freehold, although

purchasers must make their own enquiries via their solicitor. The council tax is payable to Powys County Council and the property is in band D.

Services

The vendor informs us that the property has a mains water supply, a septic tank for drainage and the benefit of oil fired central heating. The property also benefits from fibre broadband. The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

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.

Additional Information

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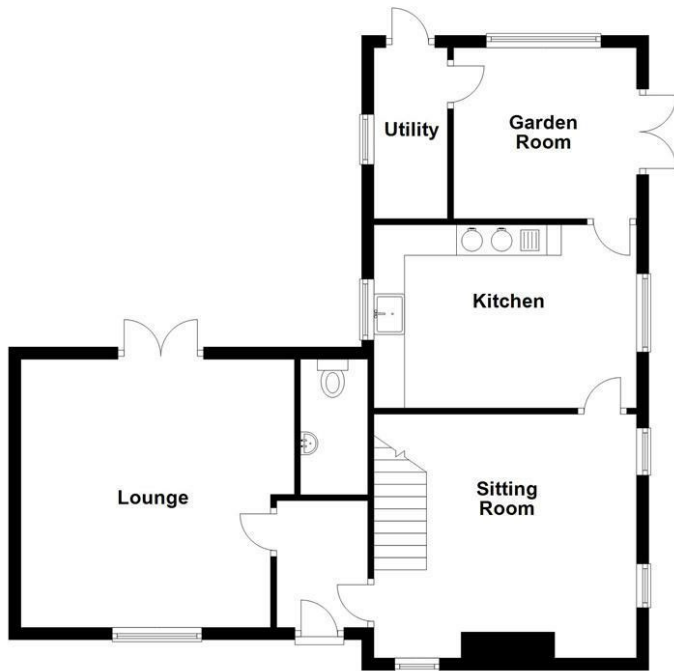
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended 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.

Floor Plan

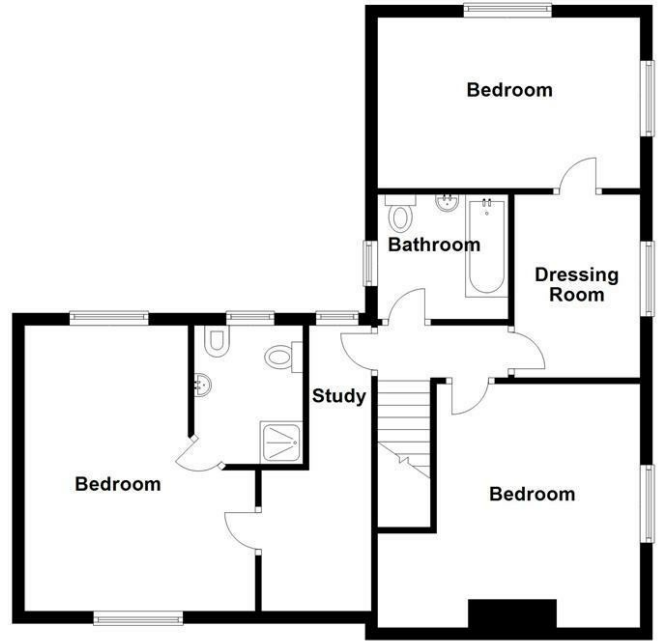
Ground Floor

Approx. 68.4 sq. metres (736.2 sq. feet)



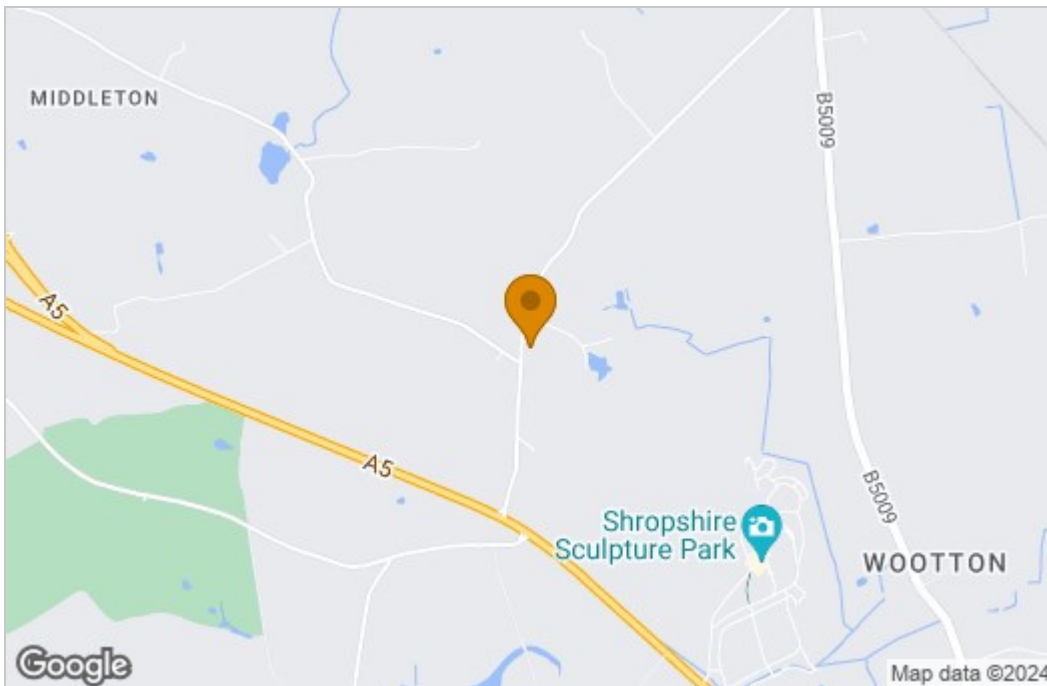
First Floor

Approx. 70.1 sq. metres (754.3 sq. feet)

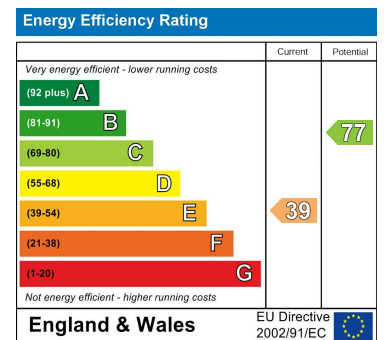


Total area: approx. 138.5 sq. metres (1490.5 sq. feet)

Area Map



Energy Efficiency Graph



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