

# Town & Country

Estate & Letting Agents



**Merryfield House Preshenlle Lane, Gobowen, SY10 7UB**

**Offers In The Region Of £625,000**

Welcome to Merryfield House, Gobowen. This spacious property boasts not just one, but two reception rooms, an office, a large garden room and a fantastic cinema room providing ample space for entertaining guests or simply relaxing with your loved ones. With four generous bedrooms and two bathrooms, there's plenty of room for the whole family to spread out and enjoy their own space. One of the standout features of this property is its stunning view over fields at the rear offering a peaceful and picturesque backdrop to your everyday life. Set back from the road, you can enjoy a sense of privacy and tranquillity while still being part of this vibrant village community. This property must be viewed to be appreciated.



### Directions

From our Oswestry office, take the Gobowen road out of town. On reaching the roundabout, take the second left towards Gobowen. On entering the village proceed over the level crossing and take the second exit off the roundabout onto the St Martins road. Proceed along this road and proceed up the hill. At the top turn left onto Preshenlle lane where the property will be found on the right hand side.

### Accommodation Comprises

#### Porch

The covered porch has a tiled floor and a composite part glazed front door with glazed side panels which lead into the inner porch.

#### Inner Porch

The useful inner porch has a part glazed door which leads into the large entrance hall, there is a tiled floor, and two windows letting in plenty of light.

#### Entrance Hall 14'0" x 14'7" (4.29 x 4.45m)



As you enter the property from the front porch the first thing that welcomes you is space, the large open hallway has doors leading to the lounge, dining room and kitchen. There are two useful understairs storage cupboards. A door leads to the cloakroom and a large walk in storage cupboard perfect for hanging coats and storing shoes. There is a central staircase with decorative balustrade which leads off left and right and there is a large stained glass picture window which floods the hallway with light.

#### Cloakroom/Downstairs W/C

A useful space with W/C, a wash hand basin on a vanity unit, window to the side, radiator and a tiled floor.

#### Lounge 19'11" x 15'1" (6.08 x 4.60m)



Double doors from the hallway lead into the lounge. With a large bay window to the front overlooking the front garden and double glazed bi-fold doors into the dining room the lounge has a coved ceiling, feature fireplace with a multifuel burner, a wooden beam over and stone heart with glazed protective panel and a wooden panelled floor surround. The room benefits from a radiator and wall lights.

#### Dining Room 17'3" x 11'1" (5.28 x 3.40m)



Being accessed either from the living room or from the hallway, the spacious dining room has French doors which lead into the Garden room, coved ceiling, TV point, built in alcove display shelving and two radiators.

### Garden Room 18'6" x 14'5" (5.65 x 4.40m)



The large conservatory/garden room is fully glazed all around taking in the fantastic views over the rear garden and fields beyond. It has a panelled roof making it ideal for use all year around and had a tiled floor and two radiators.

### Kitchen/Breakfast Room 23'9" x 13'1" (7.25 x 4.00m)



The well appointed kitchen is situated in the centre of the property and has dual aspect windows to the front and rear looking out over the gardens, with a range of base and wall units in cream with red worktops, one and a half bowl sink with a mixer tap over a drainer, integral dishwasher, space for an American style fridge, range cooker with extractor fan over. There is a useful breakfast bar with additional storage under and space for a table and chairs if required. There is a coved ceiling and a wall mounted gas fire.

### Additional Photo



### Utility Room 10'7" x 6'3" (3.23 x 1.92m)

Situated just off from the kitchen, the utility room has a window and a door to the rear which leads into the rear garden, there are base and wall units, a stainless steel single bowl sink with a mixer tap and a drainer, plumbing a space for a washing machine.

### Study 9'10" x 6'4" (3.00 x 1.95m)

This useful study space has a window to the rear and a wall mounted vertical radiator.

### Integral Garage 18'0" x 19'8" (5.50 x 6.00m )

The garage benefits from double roller shutter doors to the front, the central heating boiler is housed here and there is a useful work bench and shelving.

### Landing 6'9" x 14'3" (2.06 x 4.35m)



There is a mid-landing where the staircase with decorative balustrade leads off to the left and right and lead to a spacious landing area, there are doors which lead to the bedrooms and bathroom and there is access to the roof space via a loft hatch.



**Bedroom One 20'0" x 15'3" (6.10 x 4.65m)**



With a window to the front, coved ceiling, a large range of fitted wardrobes with rails and shelving, radiator and a door leading to the en-suite shower room.

**En-Suite Shower Room 10'5" x 5'9" (3.20 x 1.77m)**



The en-suite comprises of a large walk in shower cubicle with mains powered shower, wash hand basin with a mixer tap on a vanity unit with storage cupboards, W/C, heated towel rail, tiled floor, a radiator, spotlighting, and an airing cupboard with shelving.

**Bedroom Two 13'1" x 11'3" (4.00 x 3.45m)**



This double room has a window to the rear with views over the rear garden and fields beyond, a coved ceiling, a radiator and a built in wardrobe with rails and shelving.

**Bedroom Three 15'3" x 10'7" (4.65 x 3.24m)**



A good sized double room with a window to the front coved ceiling, a radiator and built in wardrobe with rails and shelving.

**Bedroom Four 13'11" x 9'6" (4.25 x 2.92m)**

The fourth bedroom is another well proportioned double room, with a window to the front, radiator, coved ceiling, and a built in wardrobe with rails and shelving.

### Family Bathroom 11'1" x 10'7" (3.40 x 3.25m)



The family bathroom has a free-standing claw foot bath, separate walk in shower cubicle with mains powered shower with aqua panelling, heated towel rail, wash hand basin with a mixer tap on a vanity unit, W/C, tiled floor, extractor fan and spotlighting.

### Cinema Room with Balcony 20'0" x 21'1" (6.10 x 6.45m)



The cinema room is accessed from off the utility room, stairs lead up to this fantastic space which could be used for a number of purposes, it has two windows to the front and one window to the rear overlooking the garden and surrounding fields, there are glazed double doors which open onto a small balcony which is a fantastic space to sit and take in the views. There are two radiators, six cinema seats and a large projection screen.

### To the Front of the Property

### Carport & Parking



### Rear Garden



### Additional Photo





### Additional Photo



### Additional Photo



### Additional Photo



### Location



### Additional Photo



### Additional Photo



### Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 4.00pm

### To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### To Make an Offer

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.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Town and Country Services**

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### **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.



# Floor Plan

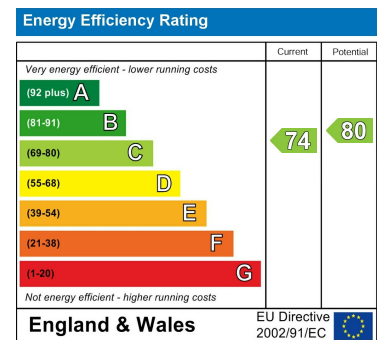


Total area: approx. 321.6 sq. metres (3461.5 sq. feet)

# Area Map



# Energy Efficiency Graph



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

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