

# Town & Country

Estate & Letting Agents



## Apple Tree Cottage , Grimpo, SY11 4HG

**Offers In The Region Of £395,000**

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this truly rare opportunity to purchase a delightful country cottage nestling in the idyllic countryside of Grimpo near West Felton with an adjoining area of land and paddocks extending to approximately 1.62 acres. The property is ripe for development having the room and scope to extend to create a wonderful family home set in its own gardens and grounds. There is off road parking, garaging and small outbuildings. The paddocks are very flat and well fenced with access onto the common and the lane. There is also an additional parcel of land available by separate negotiation. An absolute delight in a stunning location not to be missed.

## Directions



From our Oswestry office take the Shrewsbury road out of the town. Follow the road to the mile end roundabout following the signs for Shrewsbury. Continue for approximately 1.5 miles before turning off signposted Queens Head and West Felton. Proceed into the village of West Felton and turn left opposite the corner shop. Continue past the primary school and follow the road to a right hand turn, continue on that road to left hand bend and continue along for approximately 200 metres where the stone driveway leads down to the property. The property will be found on the left hand side. The property can be found using the following what three words-groups.duties. larger

## Accommodation Comprises



## Hallway

The hallway has a tiled floor, radiator, loft hatch, airing cupboard and doors leading to the ground floor bathroom and the kitchen.

## Bathroom



The bathroom has a window to the side, panelled bath with a Triton electric shower over and glass screen, wash hand basin, low level w.c., heated towel rail, tiled floor, radiator and an extractor fan.

## Kitchen/ Dining Room 10'10" x 10'0" (3.32m x 3.05m)



The kitchen is fitted with a range of base and wall units with work surfaces over, stainless steel sink, part tiled walls, radiator, tiled flooring, cooker space with extractor fan over, plumbing for appliances and windows to the side and rear. A door leads through to the lounge.

### Lounge 17'5" x 11'5" (5.33m x 3.49m)



The cosy lounge has two windows to the front overlooking the garden and a door to the front, radiator, original beamed ceiling, fireplace with an inset log burning stove on a tiled hearth and an under stairs cupboard. Stairs lead off to the first floor.

#### Fireplace



#### First Floor Landing

Having doors leading to the two bedrooms.

### Bedroom Two 8'3" x 8'0" max (2.52m x 2.45m max)



Having a radiator and a window to the front overlooking the gardens.

### Bedroom One 11'6" x 9'0" (3.51m x 2.76m)



A double bedroom with the original cast iron fireplace, loft hatch, radiator and a window to the front overlooking the garden.

#### Fireplace



## To The Outside



The property is accessed from the lane along a stone driveway leading down to the house and another cottage opposite.

## Driveway



Double timber five bar gates lead onto the gravelled driveway and turning area providing parking for several vehicles. There is an open fronted single garage along with a brick built former pig sty and metal single garage. A covered canopy gives access to the rear door and there are adjoining storage sheds to both sides of the cottage.

## Outbuildings



## Gardens



The gardens extend all around the property and have mature plants and shrubs along with lawned gardens and hedged boundaries. A gate gives access to the orchard area and paddocks beyond.

## Additional Photo



## Orchard Area



## Paddocks



The paddocks and gardens extend in total to approximately 1.62 acres in total and are split into four areas with hedge boundaries. There are two access gates that lead out onto the common making it ideal for access with horse boxes, trailers and farm machinery.

## Additional Photo



## Additional Photo



## Additional Photo



## Aerial Images



## Additional Photo



## Additional Photo



## Additional Land



We are informed by the vendors that there may be an additional parcel of land available by separate negotiation located across the common. The land extends to approximately 1.23 acres and buyers are asked to make enquires with the selling agents.

## Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - 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](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## 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.

## To Book a Viewing

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

## 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 Shropshire County Council and we believe the property to be in Band C.

## Services

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

## 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.

## Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

## 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.

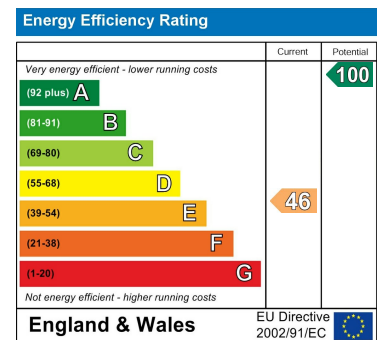
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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

## 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