

# Town & Country

Estate & Letting Agents



## Holly Cottage Aston Square, Oswestry, SY11 4LR

**£680,000**

COUNTRY HOUSE WITH THREE ACRES OF LAND! PRESENTING A UNQIUE and RARE OPPORTUNITY FOR A BUYER TO PURCHASE A REGISTERED SMALLHOLDING WITH BUSINESS POTENTIAL - ALSO IDEAL FOR EQUESTRIAN BUYERS.

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

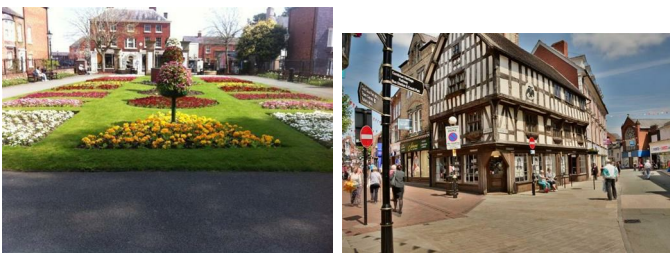
From our Oswestry office proceed out of town, at the roundabout, take the A5 towards Shrewsbury. Proceed along this road for about a mile before turning first left sign posted Aston and Middleton. Go along this lane and almost opposite the junction, the property will be seen on the right hand side identified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

## About the Property



Holly Cottage is situated in Aston Square which is a small hamlet just a 10 minute drive from Oswestry. Situated close to the A5 road network but still feeling quite rural, it offers the best of both worlds offering a country lifestyle yet the convenience of easy access to the nearby towns and cities beyond. Both Chester and Birmingham are around an hour away and Manchester and Liverpool not much further. The property, a registered smallholding, is surrounded by its own land, 3 acres in total and offers potential for a number of uses being ideal for equestrian buyers, those looking for a more self sufficient lifestyle and offers business potential too (subject to the necessary planning consent). South facing and a haven for wildlife, the stunning country garden is planted with many native plants and shrubs. Areas of woodland provide shade and there are some wonderful areas to sit and enjoy the surroundings. Well connected for modern life, Holly Cottage also has the benefit of a connection to superfast fibre broadband so is perfect for those looking to work from home.

## About the Area



Aston Square sits on the outskirts of the market town of Oswestry, which offers all every day amenities. There are a number of independent shops along with several supermarkets, cafes, pubs, restaurants, leisure centre, library, medical

centre and schools. There is also have a weekly market and a farmers market once a month, bringing many visitors into the town. Other places of interest include Chirk Castle and the Thomas Telford aqueduct just 15 minutes away along with beautiful country walks and scenery. The famous medieval town of Shrewsbury offers a variety of cultural events and facilities and just a 20 minute drive away. For those looking for good road networks, the property is well connected to Chester, Manchester and Birmingham and has the benefit of a train station located just a ten minute drive away from the property. There are also a number of schools within easy reach for those looking for either public or private education facilities. Moreton Hall girls school is a short drive away, whilst other education centres such as Oswestry School, Adcote, and Ellesmere College are all also within easy reach.

## The Accommodation Comprises:

### 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

Access to the fully insulated roof space via a 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.

**Dressing Room Additional Photograph**



**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 an insulated and boarded loft for ample storage.

**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.

**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.

### **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 double doors to the front and rear and is currently used as a useful workshop.

### **The Extensive Gardens**



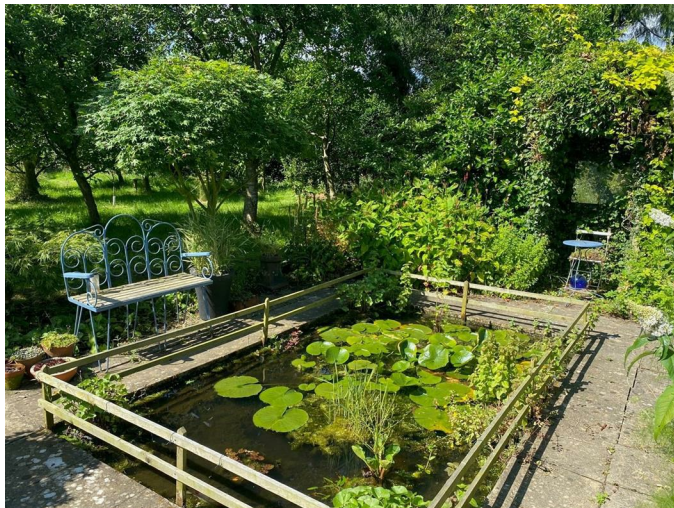
The property is surrounded by its own gardens and land making it a wonderful private setting. Timber gates lead you to the generous driveway which provides parking for up to five vehicles, there is an area laid to lawn and a gate which leads into one of the three fields. There is a patio which extends 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 Garden from the Bedroom Window



### The Gardens



### The Gardens



### To the Potager



This area of the garden provides a fantastic kitchen garden with various fruit trees, vegetables, herbs and flowers.

### The Gardens





### The Gardens



### The Gardens



### The Gardens



### The Land (Approx. 3 Acres)



The property is surrounded by its own land which extends to around 3 acres. The three paddocks/fields are well 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 to the land. The fields are well drained, flat and of good quality and provide an exciting opportunity for a potential business venture (subject to the necessary planning consent) and are also well suited to those looking for an equestrian lifestyle. There is easy access to each of the fields.

### The Land Boundaries



### The Land





## The View from the Fields to the Cottage



## An Aerial Photograph



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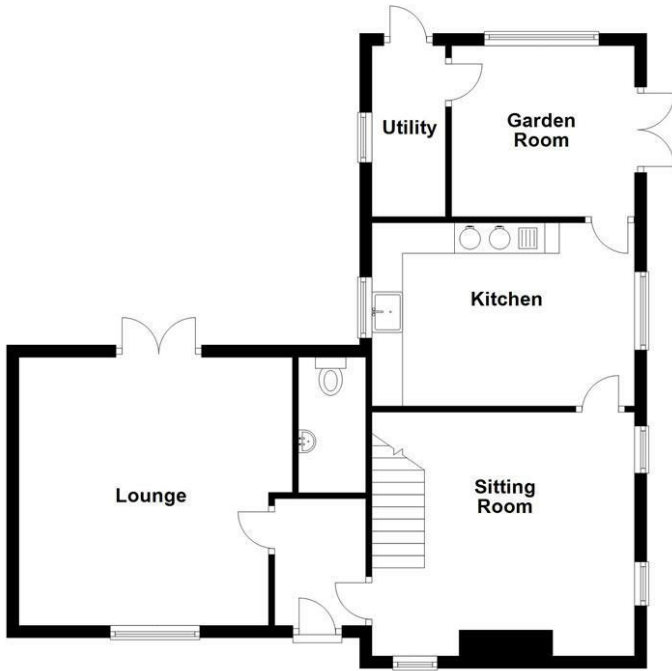
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

**Ground Floor**  
Approx. 68.4 sq. metres (736.2 sq. feet)

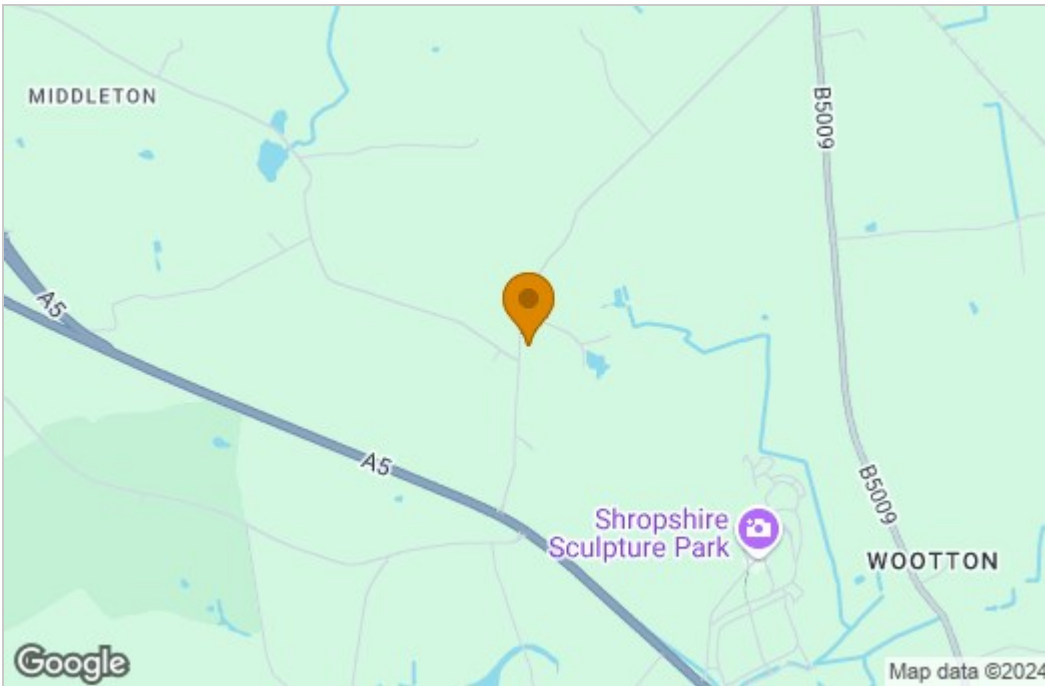


**First Floor**  
Approx. 70.1 sq. metres (754.3 sq. feet)

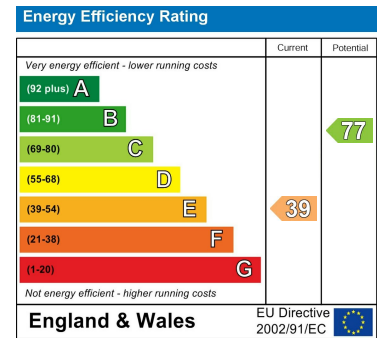


Total area: approx. 138.5 sq. metres (1490.5 sq. feet)

## Area Map



## Energy Efficiency Graph



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