

# Town & Country

Estate & Letting Agents



## Yew Tree Cottage , Nantmawr, SY10 9HW

**Offers In The Region Of £625,000**

ARE YOU LOOKING TO ESCAPE TO THE COUNTRY? IF SO, LOOK NO FURTHER! Town and Country Oswestry are delighted to offer to the market this DETACHED FOUR BEDROOM COUNTRY COTTAGE FULL OF CHARACTER WHILE RETAINING MANY OF ITS ORIGINAL FEATURES WITH STUNNING VIEWS OVER FIELDS AND SURROUND HILLSIDE, AND SET WITHIN 3/4 OF AN ACRE, occupying an ELEVATED POSITION. Externally there is a carport, double garaging with games room/office above and an extensive lawns, decking and patio terraces overlooking the open fields. Situated in a sought after rural location yet only a short drive from Oswestry Town Centre with all local amenities at your finger tips and the A5 road network connecting you to towns and cities further afield. Viewings are highly recommended to appreciate what this property really has to offer.

### Directions

Proceed from Oswestry towards Trefonen, proceeding through the Village of Trefonen and Treflach towards Nantmawr. Go passed the turning for Blodwel Bank and Porthywaen and the Nantmawr sign then take the left hand lane signposted 'Porthywaen'. Following the lane around and the property can be found on the left hand side after approximately 1/2 mile. The gated driveway leads up to the property.

### Accommodation Comprises



### Entrance Hall

Having a radiator, tiled flooring, a window to the side with far reaching views, original beamed ceiling, built-in cloaks cupboard and a part glazed door to the side. The hallway leads through to the utility and a door leads to the cloakroom.

### Cloakroom

Comprising a white suite with low level W.C., pedestal hand wash basin with a mixer tap over, part tiled walls, radiator, window and tiled flooring.

### Utility Room 21'5" x 6'9" (6.55m x 2.08m)

The good sized utility is ideal for country living and is fitted with wall and base units with worktops over, radiator, tiled flooring, beamed ceiling, plumbing for washing machine, space for an American Fridge, part tiled walls and a wall mounted Ideal central heating boiler and water cylinder.

### Kitchen/Breakfast Room 13'6" x 11'5" (4.14m x 3.48m)



The well appointed kitchen is fitted with a good range of oak wall and base units with Granite worktops over, 1 1/2 bowl inset sink unit with mixer taps, 'Britannia' LPG Range with double oven and grill, 4 ring hob with integrated extractor over, built-in dish washer, tiled flooring, part tiled walls, beams and spotlights, radiator, two windows offering fantastic views of the surrounding countryside, display cabinets and double doors leading to the dining room.

### Additional Photograph



### Dining Room 13'8" x 13'5" (4.19m x 4.09m)



A lovely reception space having the original beamed ceiling, radiator, window to the front with fantastic views over the countryside and stairs off to the first floor and door leading through to the lounge.

### Lounge 17'8" x 13'8" (5.41m x 4.19m)



The spacious lounge is light and bright having a beautiful 'Inglenook' fireplace with a tiled hearth, cast iron log burner and beam over, two radiators, feature unit uplighting, wall lights and a window and double glazed sliding patio doors to the front which lead into the conservatory. A door leads through to the office.

### Additional Photograph



### Additional Photograph



### Fireplace



### Conservatory 16'7" x 12'11" (5.08m x 3.96m)



With beautiful panoramic views of the surrounding countryside, dwarf walling, double glazed upvc frame, double glazed double doors to the garden, radiator and wall lights.

### Additional Photograph



Office 7'6" x 6'9" (2.29m x 2.08m)



With a radiator, window to the side and shelving.

### Landing

With a banister, radiator, window to the rear and built-in cupboard. Doors lead off to the bedrooms and the bathroom.

Bedroom One 14'0" x 12'1" (4.27m x 3.69m)



A good sized double bedroom with a window to the front with fantastic views, a radiator and a door which leads through to the en-suite.

### En-Suite



The well appointed spacious en suite comprises a double shower cubicle with door, low level W.C. With built-in cistern, wash hand basin on a vanity unit with shelving and drawers, tiled walls, window to the side, spotlights, heated towel rail and a radiator.

### Additional Photograph



Bedroom Two 13'10" x 10'11" (4.22m x 3.35m)



Benefitting from fitted wardrobes, range of drawers and dressing table, a window to the front and to the side with fabulous views of the surrounding countryside, radiator and a dado rail.

**Bedroom Three 10'2" x 8'5" (3.10m x 2.57m)**



Having a fitted wardrobe and drawers, dado rail, a window to the front with views over the surrounding countryside and a radiator.

**Bedroom Four 10'9" x 8'9" (3.30m x 2.69m)**



With a radiator, window to the front with superb views, a fitted triple wardrobe with rails and shelving and access to the roof space via a loft hatch.

**Family Bathroom 7'6" x 8'11" (2.30m x 2.72m)**



The beautifully appointed bathroom comprises a wash hand basin with a mixer tap on a vanity unit, low level W.C., roll top style free standing bath with Victorian mixer taps and shower attachment,

window to the side, radiator, spotlighting, school style radiator with heated towel rail and part tiled walls.

**Detached Garage 20'2" x 17'3" (6.17m x 5.28m)**



Having light and power and two sets of double wooden doors. Above the garage is the Workshop/Games room offering a very versatile space for a number of uses. (17'5 x 15'0) With double glazed door, window, light and power. There is also a covered carport to the side providing additional parking area.

**Front Gardens**

The property is approached via electric double gates over a concrete driveway leading to a good sized carport having water and power. The driveway provides parking for a good number of vehicles. A stepped Indian stone pathway leads up to the property with a slabbed large patio terrace edged by dwarf walling and overlooking open fields and hillside. To the front of the property is an extensive patio area which again overlooks open fields and bordered by fencing.

**Additional Photograph**



### Additional Photograph



### Gardens To The Side Of The Driveway

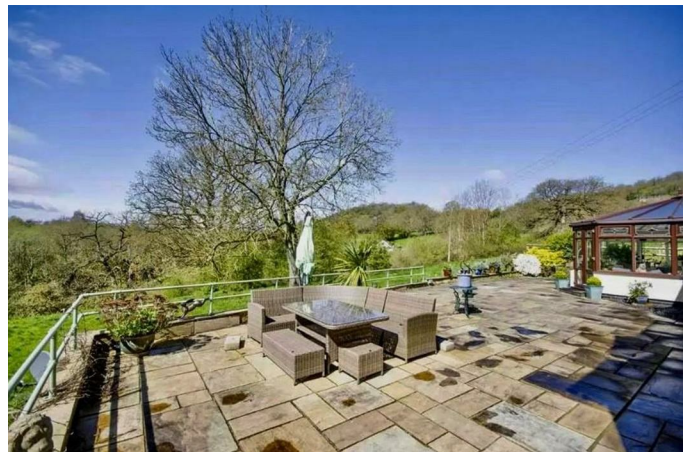


### Aerial Views



To the side of the driveway there is an extensive lawned area with shaped flower beds bordered by mature hedging, there is also a vegetable plot. A Pathway leads to the workshop/games room. Adjoining the garden, there is a large block paved patio which could also provide additional parking if required.

### Additional Photograph



### Additional Photograph



### Grounds



### Additional Photograph



The property sits in a plot of approximately 0.9 of an acre of lawned and shrubbed gardens ideal for keen gardeners and those who enjoy outdoor living and entertaining.

### Additional Photograph



### Photographs Taken By Vendor



### Additional Photograph



### Additional Photograph



### Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

### Town And Country

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### To Make An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact the office to make an appointment to view. 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.

### 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.

### Services

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

### Hours of Business

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

### **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 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.

### **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 E.

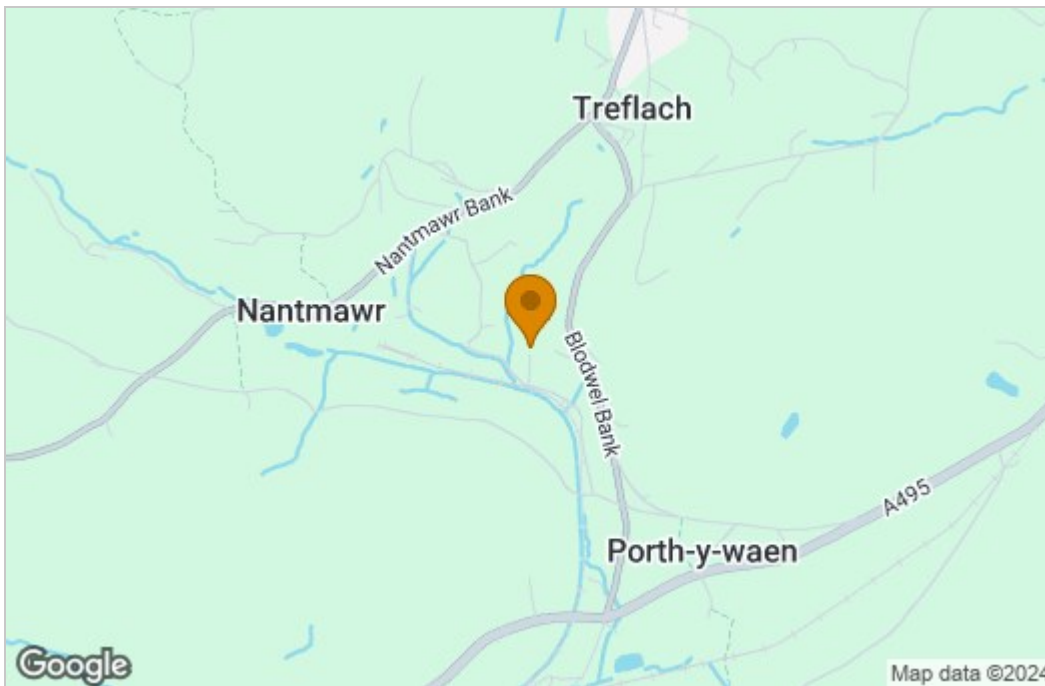


# Floor Plan



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		27	37
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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