

# Town & Country

Estate & Letting Agents



**Canal Cottage Station Road, Pant, SY10 8JX**

**£575,000**

THREE BEDROOM DETACHED HOME WITH APPROX 2.5 ACRE SMALLHOLDING! Town and Country are pleased to welcome to the market this charming three double bedroom detached country home in the picturesque village of Pant. This characterful cottage boasts well-presented accommodation, perfect for those seeking a peaceful countryside lifestyle. Situated on a generous 2.5 acre smallholding, this property offers ample space both inside and out. The outbuildings provide additional storage or workshop space, catering to various needs and hobbies. The village location adds to the appeal of this delightful home, offering a sense of community and tranquillity. Whether you're looking to enjoy the beautiful countryside surroundings or simply relax in your own private gardens - this property has it all. This lovely cottage with its unique charm and abundance of space is an opportunity not to be missed!



### Directions

From Oswestry take the A483 onwards Welshpool, on reaching the village of Pant, turn left onto Station Road and proceed to the bottom of the bank. The access driveway is just before the bridge on the right hand side. Canal Cottage is at the end of the lane on the left.

### Location

Canal Cottage is within convenient access of Oswestry and Welshpool. Having great road links to larger towns and cities of Shrewsbury, Chester, Manchester and Birmingham, this property is great for commuters. Local amenities comprise a primary school, post office and store, public houses and near to Llanymynech golf club.

### Accommodation Comprises:

This Cottage property, dating back to the 1790s is full of charm and character and has many lovely genuine features along with exposed beams, large inglenook fireplace and stripped wooden doors throughout.

### Hallway

The property is entered via a covered open porch area, a frosted glass door and frosted glass side panels lead into the quarry tiled hallway. There is a skylight panel allowing natural light to flood this area. There is a radiator and stairs which lead up to the bedrooms and bathroom and down to the living accommodation.

### Kitchen 15'6" x 12'9" (4.73 x 3.91m)



The country style kitchen really feels like the heart of this home, with windows to the side and rear and a door leading through to the side porch. There is a generous range of base and wall units with soft close drawers and with granite worktops over and plenty of space for a table and chairs. The country features continue with a double and single cream coloured AGA cooker, inset Belfast sink with a mixer tap over, plumbing for a dishwasher and space for a large fridge/freezer, there are also two shallow wall cupboards currently used as a spice cupboard and medicine cupboard. There is part tiled walls, quarry

tiled floor and spotlighting. A door leads to the Pantry.

### Pantry

Leading off from the kitchen, the pantry space is shelved providing useful storage space. The quarry tiled floor continues into this space.

### Side Porch

Providing a further entrance into the house, this porch leads into the kitchen. It has a door to the side and a window to the front, quarry tiled floor and houses the electricity box.

### Ground Floor Shower Room 8'7" x 6'3" (2.64 x 1.93m)



The useful ground floor shower room has a window to the front, a glazed walk in shower cubicle, wash hand basin, shaving mirror, W/C, tiled floor, part tiled walls, small storage cupboard, radiator, skylight, heated towel rail and an extractor fan.

### Utility Room 10'6" x 5'9" (3.21 x 1.76m)

Fitted with a range of base and wall units with wooden worktops over, tall storage cupboard, space and plumbing for a washing machine and space for a tumble drier, tiled floor, door to a useful shoe storage cupboard, a radiator, coat hooks and a door leading through to the study.

### Study 9'7" x 8'10" (2.94 x 2.71m)



This bright room is situated at the side of the property with windows to the front, side and a part glazed door to the rear making it a great place to work. It is furnished with a good range of built in cupboards with matching counter top/desk space. It has a tiled floor and a small window to the utility room.

### Living Room/Dining Area 29'7" x 10'9" (9.03 x 3.30m)



The large living space is separated by a single step. The living room has a window to the rear and a large characterful stone inglenook fireplace with a large log burner inset. There is a useful alcove cupboard, tiled floor, a door to another useful storage space with shelving, TV point, wall lighting and a radiator.

### Dining Area



The dining area leads off from the living room and has glazed double sliding doors which lead into the conservatory flooding this room with light. There is a useful storage cupboard ideal for storing glasses.

### Conservatory 11'3" x 10'2" (3.44 x 3.11m)



The fully glazed conservatory looks out over the rear garden, with a door exiting to the rear. It has a tiled floor and glazed roof. Double sliding doors lead back into the dining room/lounge.

### Landing

Doors lead to the three bedrooms and bathroom.



### Family Bathroom 10'6" x 5'11" (3.21 x 1.82m)



The family bathroom has a window to the rear, free-standing claw foot bath with shower over and shower curtain, W/C, bidet, wash hand basin, vanity mirror and shelf, tiled floor and part tiled walls. There is a radiator and a door to a small built in storage cupboard.

### Bedroom One 13'0" x 12'9" (3.97 x 3.91m)



A generous double bedroom having dual aspect windows to the front and to the side, a radiator, access to the roof space via a loft hatch, door to an airing cupboard housing the hot water tank, double built in wardrobe with rails and shelving and integral lighting.

### Bedroom Two 16'6" x 10'9" (5.04 x 3.30m)



Another generous double bedroom with a window to the rear and to the side overlooking the garden and views beyond, and a radiator.

### Bedroom Three 13'1" x 10'7" (3.99 x 3.24m)



Having a window to the rear and to the side overlooking the gardens, a radiator and access to the roof space via a small loft hatch.

### To the Outside

The property is approached via a gravelled private driveway, which leads to the double garage and workshop and provides ample parking. The Driveway continues round the property providing vehicular access to the land and stables. A stepped pathway leads to the front door of the property. This area is planted with mature shrubs and native country garden plants. The property is surrounded by its own gardens, woodland and several small paddocks. There is a useful covered log store to the side of the property. The country style cottage gardens sit to the rear and side of the property and are planted with a number of mature plants, shrubs, trees and native flowers. There is a small wooden summerhouse which is a lovely place to sit out and enjoy the gardens. There is an area at the rear of the property/conservatory which is laid to patio and is an ideal space for outdoor dining along with several lawned areas. There is also a large greenhouse.



**To the Side of the Property**



**The Country Garden**



**An Aerial View of the Property**



**The Country Garden**



**The Country Garden**



**The Country Garden**





### Double Garage 18'6" x 17'2" (5.64 x 5.24m)



The large double garage has two electric up and over doors, power and lighting.

### The Property & Outbuildings



### Workshop

This good sized outbuilding has previously been used as a workshop. Separated into two it has power and lighting and is fitted with useful workbenches.

### Summer house



The summerhouse, situated to the side of the property, has the benefit of power and lighting.

### The Stables



There is a stable block with two stables and a tack room/storage room. They all have power and lighting.

### Barn & Hay Barn



There is a large barn and smaller adjacent barn both suited to housing animals/livestock along with an additional hay barn which sit to the rear of the stable block.

### The Fields



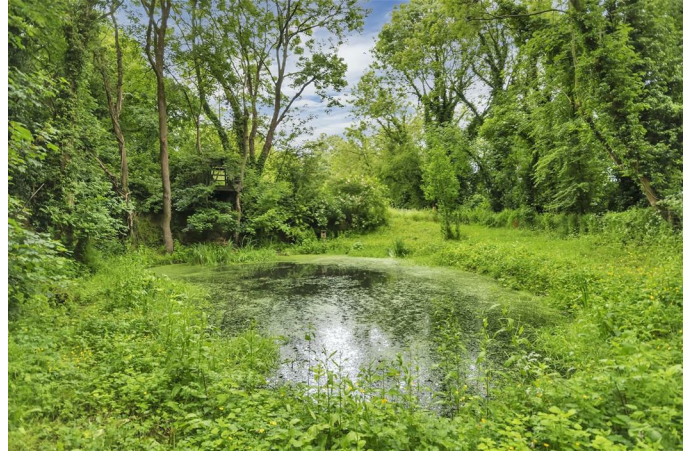
Sitting in a quiet, private position, there are three fields which provide ideal grazing/pasture for animals along with a large pond. The land sits aside the disused (dry) canal. Each are fenced and gated. There is a piece of land with a large poly tunnel and a separate chicken enclosure. The grounds extend to approximately 2.5 acres. The property has previously been registered as a small holding and offers buyers an opportunity to create a self-sufficient lifestyle if desired.



### The Fields Additional Photograph



### The Pond



### The Fields Additional Photograph



### The Fields Additional Photograph



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

### 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.

### 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.



## **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.

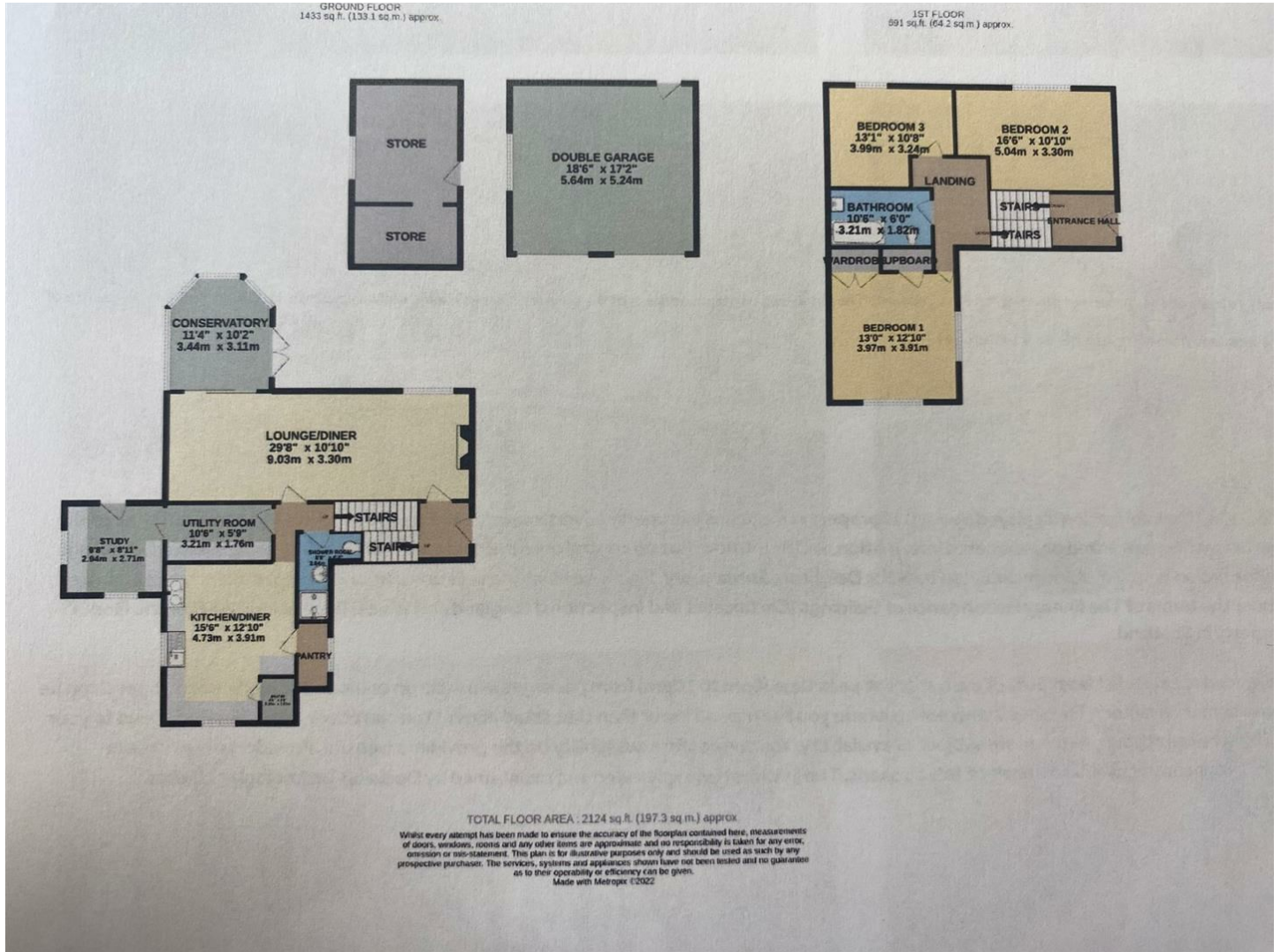
## **Additional Information**

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.

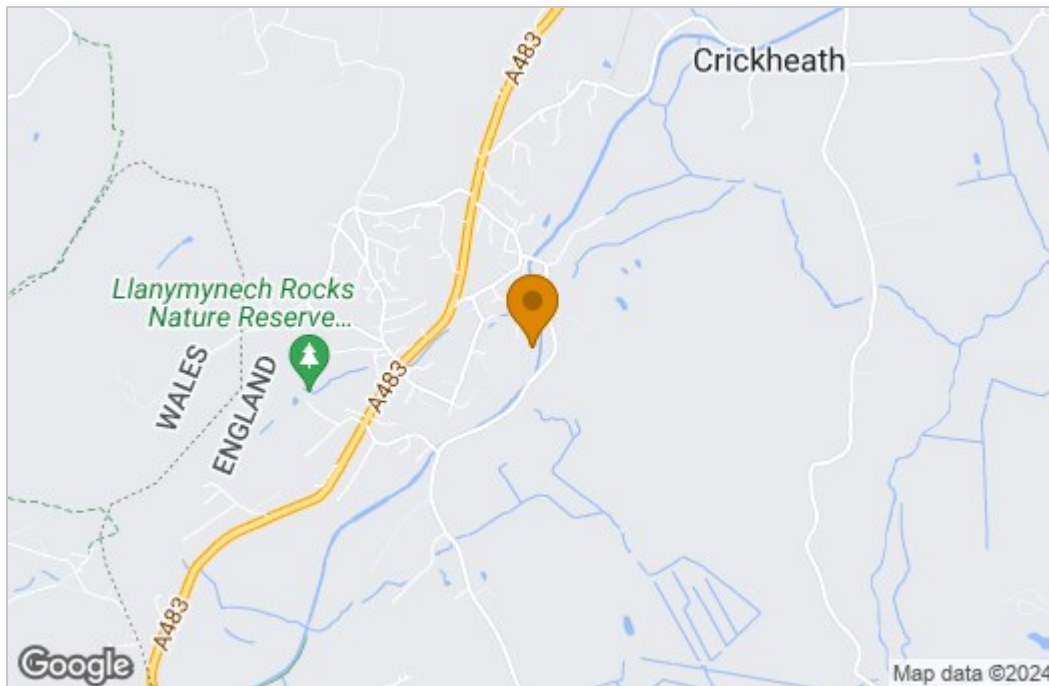
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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



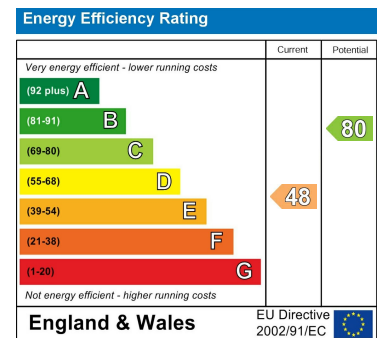
# Floor Plan



# 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