

Town & Country

Estate & Letting Agents



Tregeiriog Farm , Tregeiriog, LL20 7HU

£2,250

Town and Country Oswestry offer this truly superb former farmhouse set in the heart of the Ceiriog Valley with stunning far reaching views. The property offers period accommodation with four large, character reception rooms, four bedrooms, three bathrooms and extensive gardens and grounds. There is gated off road parking and also the use of a two storey outbuilding with garaging. Tregeiriog is located at the top of the Ceiriog valley with good road links and amenities a short drive away. ****Available Early/ Mid November**** All rentals require one weeks rent holding deposit one months rent in advance and one months rent as a deposit.

Directions

Take the Gobowen road out of Oswestry onto the A5 towards Wrexham, at the Gledrid roundabout take the second exit signposted Chirk and proceed until reaching the Village. Follow the road through the Village turning left opposite the church into Castle Road. Proceed along the B4500 for approximately 11.5 miles passing through the villages of Pontfadog, Glyn Ceiriog then Pandy. On entering the village of Tregeiriog, turn left and follow the land down where the property will be found after approximately 300 metres on the left.

Accommodation Comprises



Covered Porchway



A stone covered porchway with a quarry tiled floor leads to the front door giving access to the property.

Scullery 10'7" x 8'10" (3.23m x 2.70m)



The scullery has a Belfast sink, radiator, vaulted ceiling, two velux windows and steps up into the kitchen.

Kitchen/ Breakfast Room 24'8" x 13'6" (7.52m x 4.13m)



The good sized kitchen/ breakfast room has windows to the front and the rear, quarry tiled flooring, free standing oak kitchen units with granite work surfaces over, inset double sink with a mixer tap over, plumbing for a washing machine, double AGA for cooking, beamed ceiling, tow velux windows, shelving and a fitted larder and storage unit with 'cold' shelving.

Additional Photo



gardens, under stairs cupboard and a stair case leading to the first floor. Doors lead off to the snug and the sitting room. Steps lead through to the rear hall.

Additional Photograph



Dining Room 16'2" x 13'3" (4.93m x 4.04m)



Snug/ Study 13'8" x 10'7" (4.17m x 3.25m)



The impressive dining room is flooded with light having a window to the front, beamed ceiling, wall lighting, radiator, window seat and a beautiful focal inglenook fireplace with a log burning stove inset on a slate hearth with an oak beam over.

The snug has a window overlooking the gardens, radiator, focal log burning stove and a built in lockable secure storage cupboard.

Hallway



The hallway has a door leading out to the front

Sitting Room 15'4" x 13'3" (4.68m x 4.06m)



The lovely, light sitting room has windows to two aspects with the original shutters still in place, radiator and a focal marble fireplace.

Rear Hall

The rear hall is accessed from the dining room and has a door to the rear and doors to the utility and the ground floor bathroom.

Utility 10'2" x 6'4" (3.10m x 1.94m)



The utility has a window to the rear, Belfast sink with a mixer tap over, radiator, plumbing for a washing machine, quarry tiled floor and a door to the rear.

Ground Floor Bathroom 10'9" x 12'2" (3.28m x 3.71m)

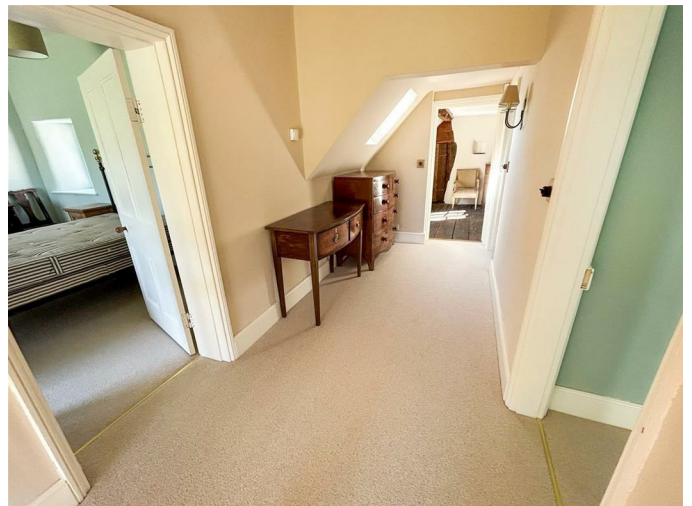


The ground floor bathroom has a panel bath with a mixer tap over, low level w.c., wash hand basin, radiator, a window to the rear, quarry tiled flooring and exposed timbers.

Staircase



First Floor Landing



The first floor landing has a full length window to the

side overlooking the garden and doors leading to the bedrooms and the bathrooms.

Bedroom One 15'3" x 13'2" (4.67m x 4.02m)



The first spacious double bedroom has a large window overlooking the gardens, a window to the rear and a focal marble fireplace.

Additional Photograph



Views From The Bedroom

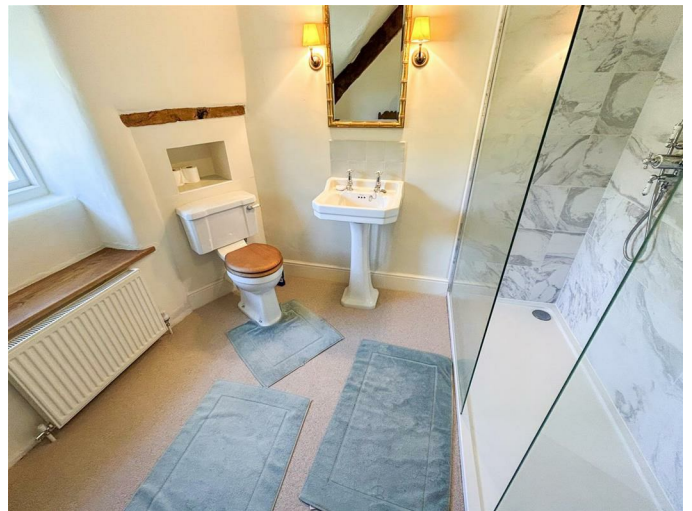


Family Bathroom 12'6" x 9'1" (3.83m x 2.77m)



The family bathroom has a window overlooking the garden, radiator, panel bath with a mixer tap and recessed shelving above, low level w.c., wash hand basin with a mixer tap, part tiled walls, radiator and wall lighting.

Shower Room



The shower room has a double shower with a mains powered shower and two shower heads, wash hand basin, low level w.c., radiator, shaver point, a window to the rear, wall lighting and exposed timbers.

Bedroom Two 16'6"x 13'1" (5.04mx 4.00m)



The second double bedroom has a window overlooking the side garden, wide exposed polished floorboards, exposed timbers, radiator, built in storage cupboard and wall lighting.

Rear Landing



The rear landing has polished steps and leads to the the two further bedrooms.

Bedroom Three 16'7" x 13'4" (5.07m x 4.08m)



The third double bedroom has exposed polished floorboards, radiator, a window overlooking the side gardens and an airing cupboard and storage cupboard.

Bedroom Four 12'0" x 11'0" (3.68m x 3.37m)



The fourth bedroom has a window to the rear, radiator and exposed timbers.

To The Outside

The property has two access gates leading off the lane. To the rear of the property, double gates lead onto a driveway with parking for several vehicles. A gate at the side of the property gives access to the farm yard and the buildings adjacent.

Outbuildings



The property benefits from the use of a two storey outbuilding which was formerly the granary. This space offers great storage with a large room above. There is a second ground floor room and an adjoining garage with sliding roller door to the front.

Rear Driveway



Gardens



The gardens sweep around the property with well

stocked flower beds and lawned areas. There is also a boiler house at the rear. The property and gardens enjoy an open aspect with fabulous views over the rolling countryside.

Additional Photograph



Additional Photograph



Additional Photograph



Additional Photograph

Additional Photograph



Town and Country Services

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To Book a Viewing

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

Council Tax

The Council tax is payable to Wrexham Country Council and we believe the property to be in Band F.

Services

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

Money Laundering Regulations

The successful tenant will be required to produce adequate identification to prove the identity of all named persons 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

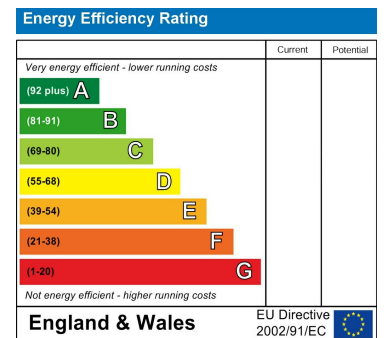
Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 2.00pm

Floor Plan

Area Map



Energy Efficiency Graph



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