

Town & Country

Estate & Letting Agents



Church View , Llandrinio, SY22 6SG

Offers In The Region Of £360,000

Town and Country Oswestry are excited to offer this truly unique property!! If you are after something a little different then take a look at this stunning conversion of a Grade II former school. The property has been converted to a very high standard to create a large four bedroom contemporary and stylish family home with high ceilings, luxurious finish and bright and airy rooms. Located on the edge of the pretty village of Llandrinio, all amenities are within easy reach.

Directions



Take the Morda road out of Oswestry and at the junction with the A483 turn right. Pass through the villages of Pant and Llanymynech and proceed until reaching Four Crosses. Upon entering the village turn left and follow the road through the village until reaching the T junction. Turn left signposted Llandrinio and proceed into the village. Proceed past the Punch Bowl public house where the property will be observed on the right hand side just in front of the church.

Accommodation Comprises

This Grade II Listed property really is something unique and offers very flexible accommodation with large, bright sun filled rooms in a pretty setting. The finish is of a very high standard with the attention to details yet sympathetic conversion in mind. New secondary glazing fitted throughout, sprinkler system and all fittings are high quality with oak doors leading to each room.

Hallway/ Study 8'2" x 7'0" (2.48 x 2.14)

The hallway/ study has a door leading out to the front, oak flooring, cloakroom storage off and a window to the front. A door leads into the inner hallway.

Inner Hallway

The impressive inner hallway has high ceilings, a radiator and a large secondary glazed window to the front letting in lots of natural light. Doors lead to the lounge, two bedrooms, kitchen and the shower room.

Lounge 17'4" x 15'2" (5.28 x 4.63)



A stunning, spacious rooms with vaulted ceilings (having enough space to add a mezzanine floor) , large secondary glazed windows to the front, side and rear letting in lots of light, two radiators, oak flooring and a feature brick fireplace with a log burner inset with a slate hearth.

Bedroom One 19'2" x 12'3" (5.83 x 3.73)



A large double bedroom with a secondary glazed window to the front and the rear, radiator, laminate flooring, large walk in wardrobe (2.23m x 1.04m), a part glazed door to the front leading to its own private little garden area and a door leading to the luxury en suite bathroom.

Luxury En Suite 7'3" x 6'0" (2.21 x 1.84)



The beautiful en suite has a free standing bath with

claw feet and central mixer taps with shower head, tiled flooring, wash hand basin with mixer taps on a vanity unit, low level w.c., window to the rear and a heated towel rail.

Bedroom Two 12'6" x 9'0" (3.80 x 2.75)



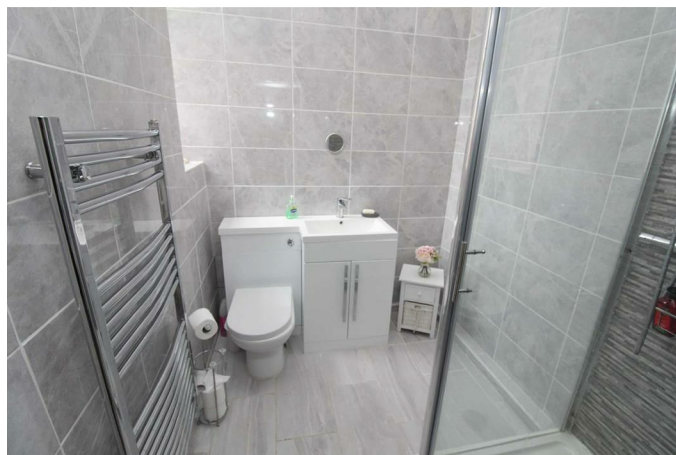
The second double bedroom has high ceilings and a large secondary glazed window to the rear letting in lots of light, radiator and a door through to the second en suite.

Second En Suite



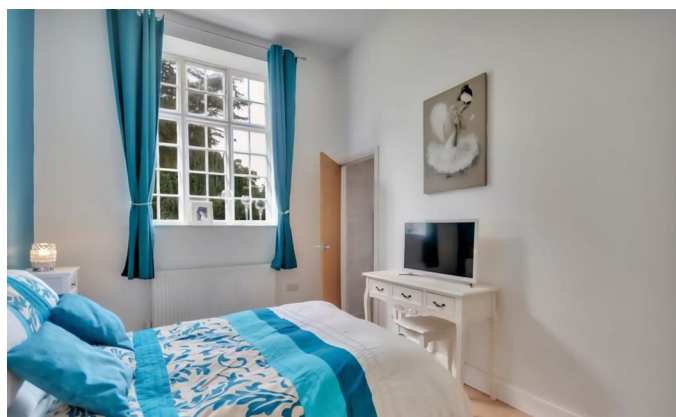
Fitted with a corner shower cubicle, wash hand basin and w.c. on a vanity unit with a mixer tap over, a window to the rear, fully tiled walls with high ceilings and an extractor fan.

Shower Room



The shower room is fitted with a corner shower cubicle, wash hand basin and w.c. on a vanity unit with a mixer tap over, part tiled walls, tiled floor, illuminated mirror, extractor fan and a heated towel rail.

Bedroom Three 12'7" x 6'1" (3.83 x 1.86)



The third bedroom is a god sized single room with high ceiling and large secondary glazed window to the rear and a radiator.

Kitchen/ Breakfast Room 17'1" x 15'1" (5.21 x 4.59)



The truly stunning kitchen is the show piece of this wonderful home having a range of modern base and wall units in a gloss grey finish with contrasting granite worktops and up stands over. The room is

flooded with light having large windows to the front, side and the rear along with high ceilings giving a real feeling of space. There are two double eye level Zanussi electric ovens, inset sink with a mixer tap over, ceramic hob with an extractor fan over, central island unit with granite worktop, part tiled walls, integrated fridge/ freezer, separate integrated fridge, integrated dishwasher, integrated washing machine and a door leading to the rear hallway.

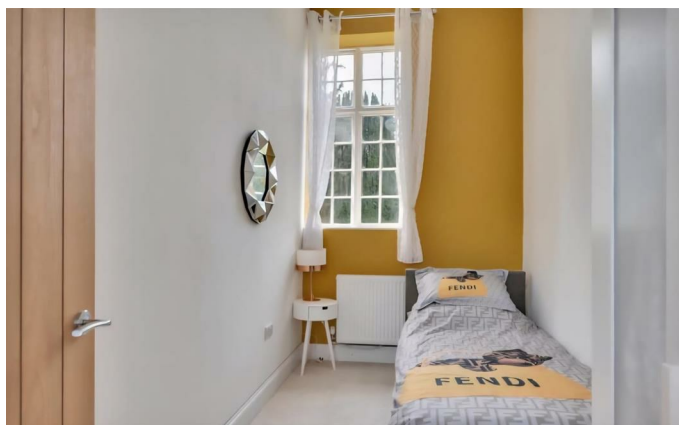
Additional Photo..



Rear Hallway

The rear hallway has a door out to the front of the property, a door to the rear garden, tiled flooring, wood store off and a door leading to the fourth bedroom.

Bedroom Four 17'4" x 7'10" (5.28 x 2.40)



The fourth bedroom is a good sized double room and is ideal for visiting guests as it away from the rest of the home. There is a secondary glazed window to the front, radiator and a door to the en suite.

Third En Suite

The en suite has a low level w.c. and a window to the rear.

To The Outside

Front Gardens

To the front of the property the gardens are mainly gravelled and paved for ease of maintenance. There

is a garden gate and low stone waling making it secure yet private. There is an additional small enclosed area accessed from the main bedroom.

Rear of The Property



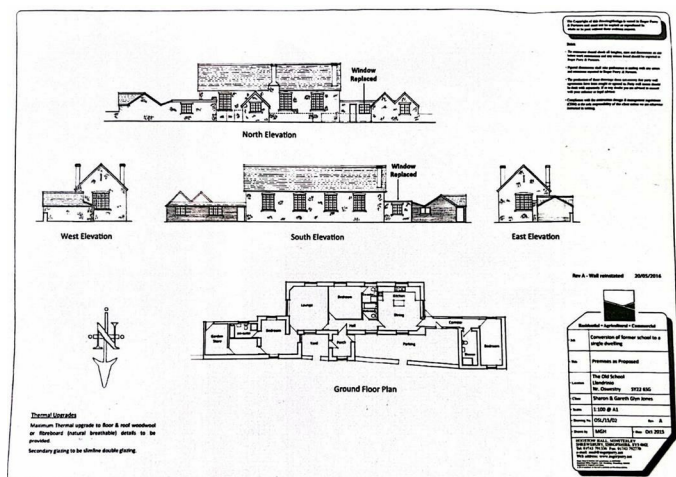
The property overlooks the local village church at the rear.

Rear Gardens



The door way from the rear hall leads to a sitting area with a pathway leading along the rear of the property. At the far end there is a large gravelled sitting and entertaining area with a garden shed, oil tank, and brick built out house ideal for storage. The low wall overlooks the church with fencing along the rear boundary.

Floor plan



Tenure/Council tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

We believe the council tax to be in band E.

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

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.

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.

Hours of business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

Money laundering

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.

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

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.

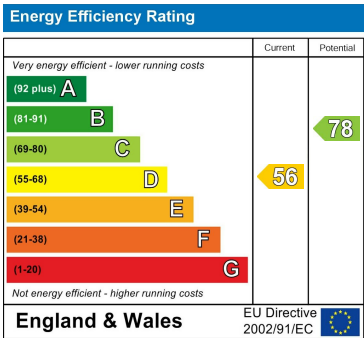
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as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



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