





**The Grange Domgay Road, Four Crosses, Llanymynech, SY22 6SL**

**Offers In The Region Of £895,000**

This stunning Georgian five bedroom detached residence is set in resplendent wrap-around gardens, exhibiting a wide range of well-established trees and shrubs, with impressive views of Llanymynech's Iron Age hillfort. 'The Grange' has been tastefully modernised, retaining the property's decadence and character, whilst creating a home suitable for a large or growing family.





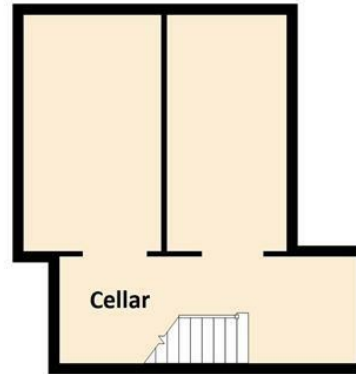


# Floor Plan

(not to scale - for identification purposes only)

## Basement

Approx. 31.4 sq. metres (338.3 sq. feet)



## Ground Floor

Approx. 151.8 sq. metres (1633.9 sq. feet)



## First Floor

Approx. 132.0 sq. metres (1421.1 sq. feet)



Total area: approx. 315.3 sq. metres (3393.3 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007  
Plan produced using PlanUp.

This stunning Georgian residence is set in resplendent wrap-around gardens, exhibiting a wide range of well-established trees and shrubs, with impressive views of Llanymynech's Iron Age hillfort. 'The Grange' has been tastefully modernised, retaining the property's decadence and character, whilst creating a home suitable for a large or growing family.

Built in the 18th Century, as a gentleman's residence, the property has since been extended in both the 19th and 20th century (by the current owners) creating a mixture of open-plan accommodation and multiple reception rooms, ideal for entertaining as well as day-to-day living.

Located on the border between England and Wales, the property is 1.2 miles from the village of Four Crosses with local amenities including a primary school, two local shops and a medical centre. The nearby A483 provide routes towards Welshpool and Oswestry, for further amenities, whilst the B4393 allows access to Shrewsbury (15 miles) for a wide range of local amenities, train links to London, and access to major road links.

#### **ENTRANCE HALL**

Double glazed wood framed door leads into carpeted entrance hall, providing access to reception room, dining room, inner hallway and stairs to first floor.

#### **RECEPTION ROOM**

13'7" x 13'9" (4.14 x 4.19)

Engineered Oak flooring with a front aspect single-glazed window and a side aspect single-glazed bay window. Exposed ceiling beams with a large feature inglenook fireplace, brick hearth, ornate flue cover, and inset flame effect gas fire. One radiator.

#### **DINING ROOM**

15'4" x 13'8" (4.67 x 4.17)

Original pitched pine flooring with a front aspect single-glazed window and a side aspect single-glazed bay window. Cast iron flame effect fireplace with patterned tile surround, and an attractive wood mantle. One radiator.

#### **INNER HALLWAY**

Slate flooring, access to kitchen/breakfast room, sitting room, and cellar. One radiator.

#### **SITTING ROOM**

15'9" x 12'10" (4.8 x 3.91)

Carpet flooring and exposed ceiling beams. Large, feature inglenook fireplace with ornate wood mantle, polished brick hearth, and flame effect gas fire. Glazed rear door with side window provides access to patio, and further access provided through to study. One radiator.

#### **STUDY**

12'10" x 10'5" (3.91 x 3.18)

Carpet flooring and exposed ceiling beams with side aspect wood framed single glazed window. One radiator and access to rear entrance hall and the boot room.

#### **REAR ENTRANCE HALL**

Wood framed double glazed rear door with tile flooring and loft access. Further access to the downstairs shower room.

#### **DOWNSTAIRS SHOWER ROOM**

6'2" x 6'5" (1.88 x 1.96)

Wet room style shower room with continued tile flooring from the rear entrance hall and a side aspect wood framed, privacy window. Glass shower screen with a mains waterfall effect shower, w.c. with low-level flush and a storage unit including, and an integrated hand wash basin. One heated towel rail and an extractor fan.

#### **KITCHEN/BREAKFAST ROOM**

17'7" max x 23'3" max (5.36 max x 7.09 max)

Open plan kitchen breakfast room with rustic slate floor, exposed ceiling beams, and two large sash, side aspect windows. The bespoke solid oak kitchen includes base units, wall-mounted units, and a large island, all topped with textured granite worktops. Fitted appliances include a red oil-fired Aga, a stainless-steel sink with brushed steel mixer tap, integral Neff microwave, Neff dishwasher, and a space for an American-style fridge freezer with a fitted storage surround. dining area has space for a large table with a feature brick-built bread oven with original cast iron door. Access to a large pantry with shelving for storage. One radiator and access to the boot room.

#### **LAUNDRY ROOM**

10'9" x 6'3" (3.28 x 1.91)

Continued rustic slate flooring with a side aspect window and built-in wood worktops with space underneath for washing machine and dryer. Large butler sink with a stainless-steel mixer tap, and the oil-fired boiler.

#### **BOOT ROOM**

10'2" x 7'3" (3.1 x 2.21)

Rustic slate flooring with glazed stable-style wood framed door for rear access. Large built-in storage cupboard and cast iron radiator.

#### **CELLAR**

19'5" x 13'8" (5.92 x 4.17)

Split into three separate areas with low-level ceiling space, lighting, painted brick walls, and stone slab flooring.

Stairs to:

#### **LANDING**

Over two levels with carpet flooring, exposed wall beams and a light well.

#### **BEDROOM ONE**

16'7" x 12'10" (5.05 x 3.91)

Large double bedroom with pine flooring and a side aspect window with pleasant views over the gardens. Feature fireplace with an attractive wooden mantle, access to the ensuite shower room and one radiator.

**ENSUITE**

6'7" x 9'6" (2.01 x 2.9)

Oak flooring with a high-level, rear aspect privacy window and exposed beams. A fitted shower cubicle has a fully tiled surround, w.c with a low-level flush, and a storage unit has an integral hand wash basin with tiled splashback. Wall-mounted heated towel rail and access to a large dressing room with rails and shelving, and lighting.

**BEDROOM TWO**

14'3" x 15'9" (4.34 x 4.8)

Large double bedroom with oak flooring, front, and side aspect windows. Feature fireplace with cast iron grate, and one radiator.

**BEDROOM THREE**

14'1" x 15'9" (4.29 x 4.8)

Large double bedroom with oak flooring, front, and side aspect windows. Feature fireplace with cast iron grate and wood mantle. One radiator and access to bedroom four.

**BEDROOM FOUR**

to wardrobes x 13'1" (to wardrobes x 3.99)

Large double bedroom with pine flooring, two double wardrobes and a side aspect sash window. One radiator.

**BEDROOM FIVE**

10'2" x 10'1" (3.1 x 3.07)

Single bedroom with pine flooring, a side aspect window, and one radiator.

**BATHROOM**

11'7" max x 10'2" (3.53 max x 3.1)

Pine flooring with a rear aspect window and a large built-in mains shower cubicle. White suite includes a free standing feature bath, pedestal sink and a w.c. with high-level flush. Cast iron radiator with a towel rail attached.

**OUTSIDE**

Extensive gardens envelop the house on three sides, with a wide array of mature trees and shrubs providing a pleasant outlook all year round. A gated gravel driveway leads to the front of the house, where a large decking area is an ideal entertaining space that benefits from spectacular sunsets, thanks to its westerly aspect. A large patio, to the property's southern aspect, makes an ideal outdoor dining space with a further graveled area for seating. Private lawns cover the remainder of the garden, interspersed with a number of mature trees and shrubs.

**LOCATION**

Located on the border between England and Wales, the property is 1.2 miles from the village of Four Crosses with local amenities including a primary school, two local shops, and a medical centre. The nearby A483 provide routes towards Welshpool and Oswestry, for further amenities, whilst the B4393 allows access to Shrewsbury (15 miles) for a wide

range of local amenities, train links to London, and access to major road links. The area is renowned for excellent walking routes and landmarks including Rodney's Pillar and Llanymynech's iron age hillfort.

**DIRECTIONS:**

From Shrewsbury take the A458 West, signposted towards Welshpool. After the village of Ford, take the right-hand turn onto the B4393 (signposted Four Crosses) and follow this road through the villages of Alberbury and Coedway. After a long straight you reach a bridge with traffic lights. After this bridge, take an immediate right-hand turn. Continue to the 'T' Junction and take a right, then taking a left after approximately 50 Yards. Continue to the next 'T' Junction, and take a left onto Domgay Road, and the property is on your left, after approximately 200 yards.

**General Notes****AGENT NOTES**

As the selling agent we understand the property is currently known as 'The Elms, Domgay Road, Four Crosses, LLANYMYNECH, SY22 6SL'

**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric and water. There is Oil fired central heating and private drainage via a septic tank. We understand the Broadband Download Speed is: Basic 4 Mbps & Superfast 1000 Mbps. Mobile Service: Limited/ Likely. We understand the Flood risk is: Very low. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

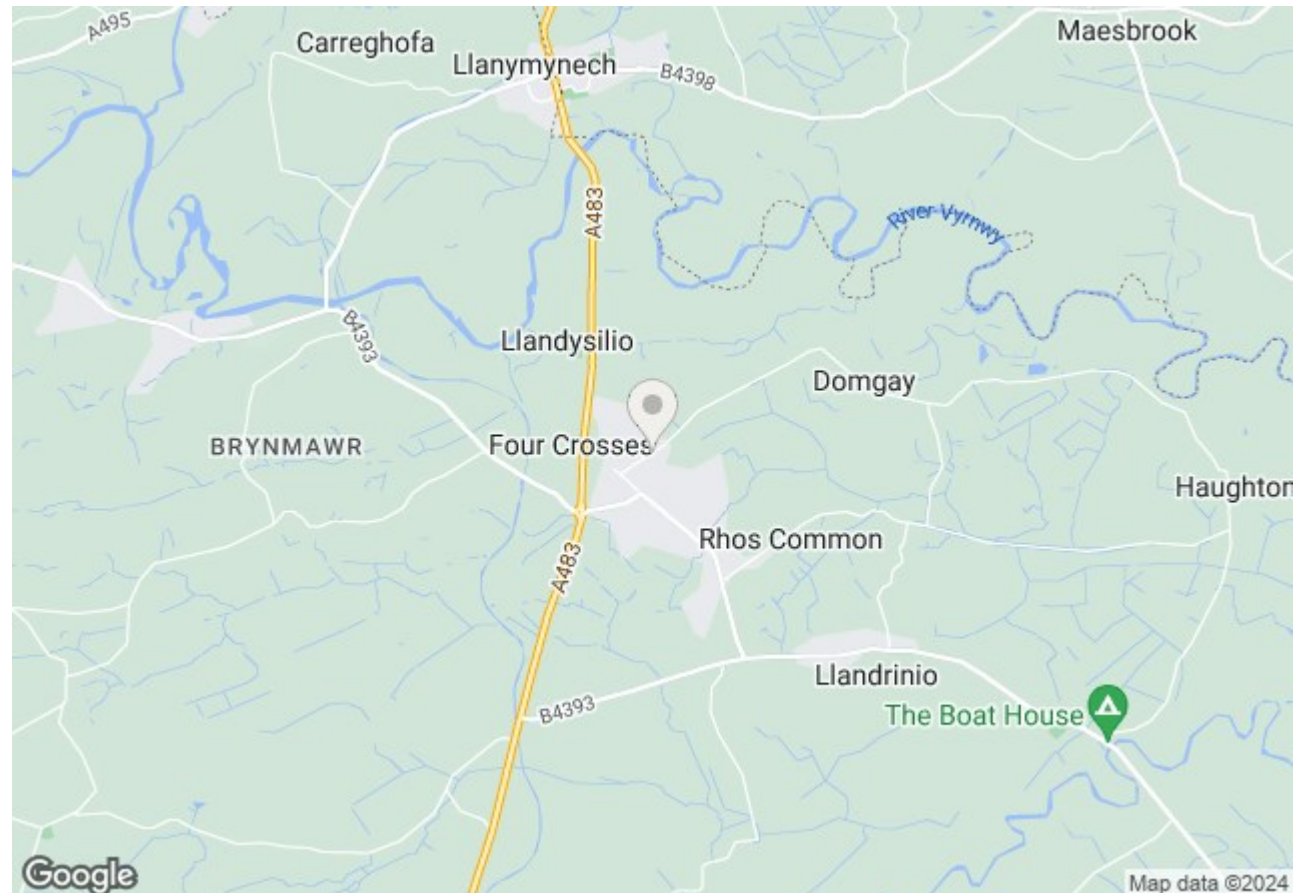
We understand the council tax band is G. We would recommend this is confirmed during pre-contact enquires.

**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.





**Local Authority:** Powys County Council

**Council Tax Band:** G

**EPC Rating:** E

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

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**Viewing arrangements**

Viewing of the property is strictly by appointment only through:  
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:  
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG  
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.