



FOR SALE

Offers in the region of £375,000

The Old Chapel House Melverley, Oswestry, Shropshire, SY10 8PF

A charming, detached country house which enjoys a delightful rural location with generous, neatly landscaped gardens. The property briefly comprises: Kitchen/Dining Room, Inner Hall, Living Room with log burner, First Floor Landing, Three Bedrooms, Recently Re-Fitted Shower Room. A gated driveway provides ample off-road parking provision, Generous Gardens and a range of useful outbuildings to include: Utility, WC, Garage, Store and Office.





- **Rural Location**
- **Detached Country House**
- **Kitchen/Dining Room**
- **Living Room with Log Burner**
- **Three Bedrooms**
- **Recently Re-Fitted Shower Room**

LOCATION

The property occupies a most attractive rural location, amidst an unspoilt farming area on the Shropshire/Welsh borders. From the property there are some wonderful views over open farmland. Shrewsbury is readily accessible and includes a comprehensive shopping centre and an excellent range of social and leisure facilities, together with a rail service. Alternatively and also within easy reach are the thriving market towns of Welshpool and Oswestry, whilst the commercial centres of Telford and Wolverhampton to the East and Chester to the North are within commutable distance. Equestrian enthusiasts will note a network of country lanes in the locality for riding out purposes, fishing on the rivers Severn and Vyrnwy and golf clubs at Oswestry and Llanymynech. Also on national cycle route and close to walking routes along the Severn Way and the Shropshire Way.

DIRECTIONS

From the A5 Wolf's Head roundabout, take the turning for Knockin, along the B4396 road. Take the first turning left for Dovaston and follow this road all the way through to Kinnerley, continue on to the primary school and turn right signed Argoed / Melverley. Follow this road bearing left by the farm and continue on to the next T junction at Cross Lanes. Turn left again for Melverley and continue on past a thatched house on the left and then take the next left turning. The property will then be found third house on the right hand side.

THE ACCOMMODATION

A part glazed stable door leads into:-

KITCHEN/DINING ROOM

5.30m max x 4.20m (17'4" max x 13'9")

With a range of bespoke fitted base units, worktops, original Belfast sink, space for appliances, exposed brickwork with AGA range cooker inset, tiled insert and oak beam over, dual aspect windows and built in Pantry.

INNER HALLWAY

With tiled floor, radiator, window and stairs to first floor accommodation.

LIVING ROOM

5.50m x 4.40m (18'0" x 14'5")

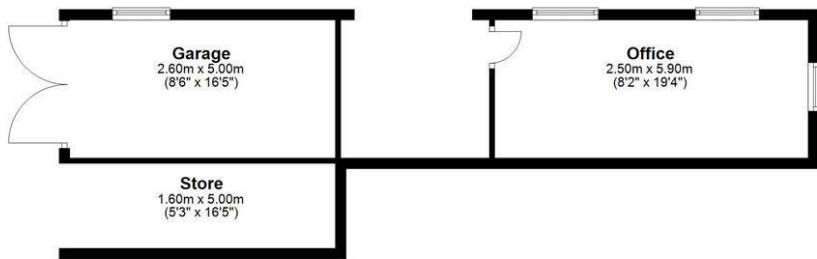
With dual aspect windows, tiled floor, feature exposed brick fireplace with cast iron log burner inset, quarry tiled hearth and oak beam over, radiator.

FIRST FLOOR LANDING

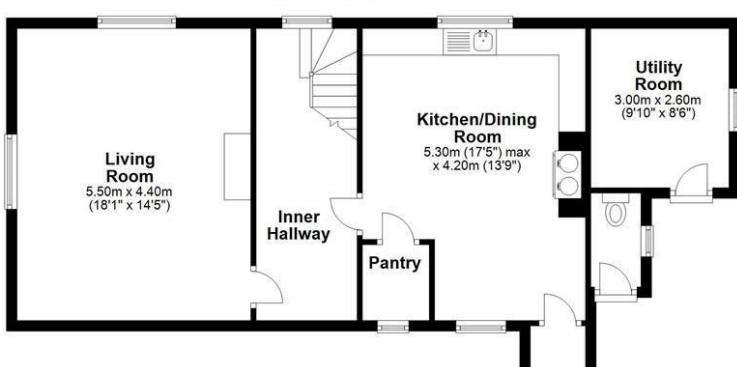
With loft hatch, built in airing cupboard, telephone point and access to:-



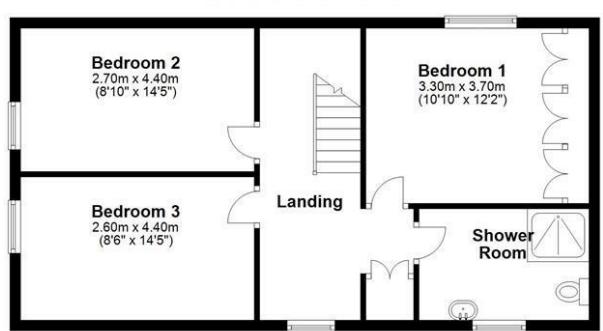
Outbuildings
Approx. 44.0 sq. metres (474.1 sq. feet)



Ground Floor
Approx. 69.7 sq. metres (750.2 sq. feet)



First Floor
Approx. 57.5 sq. metres (618.4 sq. feet)



The Old Chapel House

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



BEDROOM ONE

3.30m x 3.70m (10'9" x 12'1")

With window, range of built in wardrobes and exposed wooden flooring.

BEDROOM TWO

2.70m x 4.40m (8'10" x 14'5")

With window, radiator and exposed wooden flooring.

BEDROOM THREE

2.60m x 4.40m (8'6" x 14'5")

With window, radiator and exposed wooden flooring.

SHOWER ROOM

With window and an attractive recently re-fitted suite comprising: low flush WC, vanity wash hand basin, walk in shower and part tiled walls.

GARDENS AND GROUNDS

A particular feature are the most attractive, neatly landscaped gardens. There is a low maintenance gravel garden to the front aspect with a well stocked array of flowers, trees and shrubs. Double wooden gates lead onto a brick paved driveway providing off-road parking provision, with access to Garage, Store and Office. There is also an outside Utility Room and WC. The rear garden is most delightful with a variety of flower and shrubs inset in beds/borders, gravel pathway, lawned garden and raised vegetable beds with greenhouse. The garden enjoys a lovely countryside aspect.

AGENTS NOTE

Vendors have advised that the property has flooded. We have been advised the property is in the flood risk zone for further info please see the Environment Agency website

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND



COUNCIL TAX

Council Tax Band - 'D'

TENURE

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

HOW TO MAKE AN OFFER

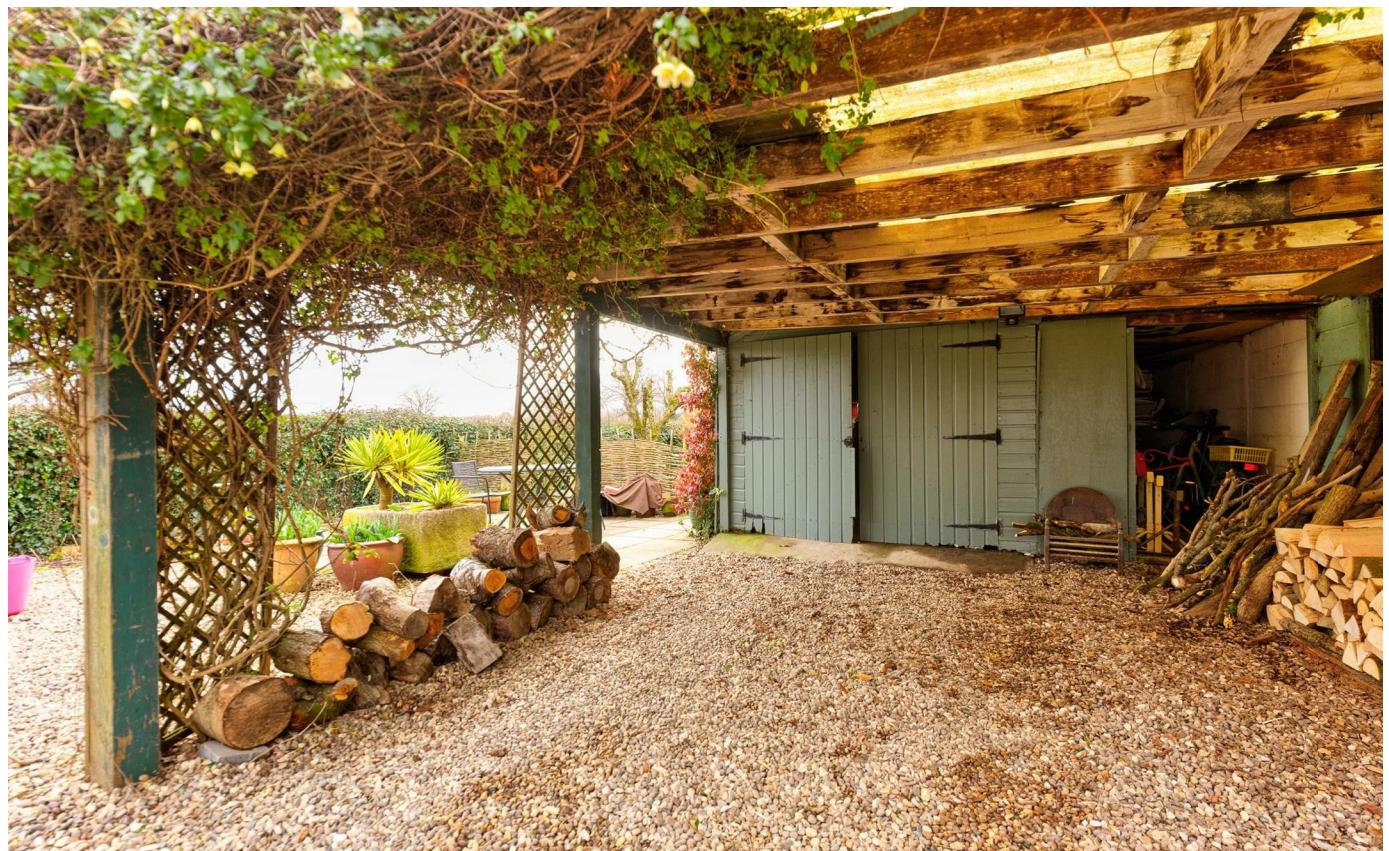
If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the money laundering regulations. Appropriate examples; passport/photographic driving license and a recent utility bill.

VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.



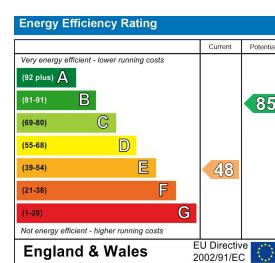
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670320

Oswestry Sales

20 Church Street, Oswestry, Shropshire, SY11 2SP

E: oswestry@hallsgb.com



OnTheMarket.com



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