



FOR SALE

Offers In The Region Of £575,000

## Yew Tree Cottage, Deytheur, Llansantffraid, Nr. Oswestry, SY22 6TF

A most appealing and distinctive equestrian property with a charming period "black and white" detached cottage, lovely gardens, useful range of outbuildings, including workshop, stores, stabling and barn, together with a menage and grazing land, whilst offering stunning unspoilt views, and having easy access to the main Oswestry / Welshpool commuter route. IN ALL ABOUT 3 ACRES.





- Desirable Equestrian Property
- Charming Period Cottage
- Lovely Gardens and Stunning Views
- Range of Outbuildings
- Stables, Menage and Grazing Land
- In All About 3 Acres

## DIRECTIONS

From Oswestry proceed south along the A483 Welshpool road, passing through Pant / Llanymynech and continue on until reaching a main roundabout at Four Crosses. Take the third exit onto the B4393 Llansantffraid road. Follow this and take the first turning left onto Court House Lane - signed Deytheur. Follow the lane for just under two miles to a T-junction and turn left by the old red telephone box. Carry on for about a further 150 yards and the property will be seen on the left hand side.

## SITUATION

The property is located in the quiet and unspoilt rural hamlet of Deytheur. Set slightly elevated, with stunning views to the rear over it's own gardens and land, with open countryside beyond. The surrounding area is known for its scenic countryside and country pursuits. Equestrians will be pleased to note the availability of riding out opportunities with a network of local country lanes. Easy access can also be gained to the main A483 Welshpool / Oswestry road, with further links through to Chester and Shrewsbury. Local amenities can be found at Four Crosses, which include a fuel station and village store, primary school, doctors surgery, and local bus service. More comprehensive amenities can be found in Oswestry approximately 10 miles to the north, including a rail service at Gobowen. Alternatively, Welshpool lies to the south, approximately 10 miles, or Shrewsbury approximately 17 miles.

## DESCRIPTION

Yew Tree Cottage offers an exciting opportunity for domestic equestrian purposes and includes a charming part half-timbered period house with delightful gardens, a useful range of outbuildings, including stables and storage, in addition there is a sand menage and grazing land.

The house itself provides distinctive architecture with exposed wall and ceiling beams, inglenook fireplaces, some fitted with wood burning stoves, whilst the kitchen is beautifully fitted with a contemporary design. On the first floor there are three bedrooms, served by a combined bath and shower room.

Outside the gardens form a lovely feature to the property, having been landscaped. The outbuildings are reasonably adaptable and include a workshop with adjoining tool store. A further range includes two stables and a loose box, together with a barn for hay / straw storage and trailer / small lorry garaging. Beyond the stable yard is a very useful sand menage. The land lies immediately adjoining, gently sloping and has the benefit of a winter shelter.

## PV SOLAR PANELS

The property benefits from solar PV panels. These provide useful electricity generation which is stored through a 4 KW battery. No feed-in tariff has been applied for.

## ACCOMMODATION

### STORM PORCH

### RECEPTION HALL

With beamed ceiling, part vaulted ceiling, staircase.

### GUEST CLOAKS / WC

With tiled floor, low flush suite and wash hand basin.

### SITTING ROOM

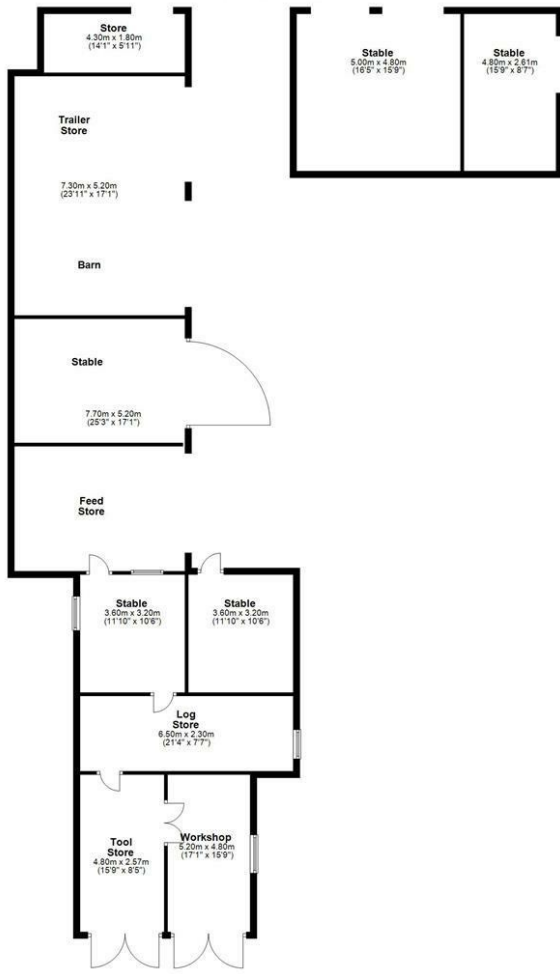
With beamed ceiling and wall, part exposed brick inglenook fireplace incorporating old oak beam, quarry tiled hearth and wood burning stove. Secondary staircase.

### CONSERVATORY

Built of rendered plinth with wrap around UPVC double glazed windows and twin French doors. Tiled floor, stunning views out.

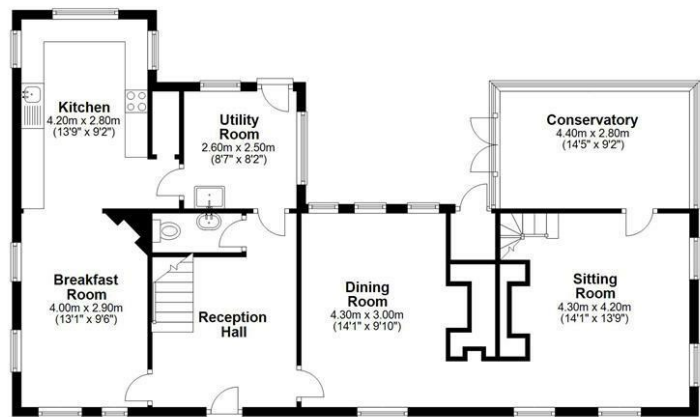


**Ground Floor**  
Approx. 189.4 sq. metres (2038.8 sq. feet)



Total area: approx. 189.4 sq. metres (2038.8 sq. feet)  
**Buildings**

**Ground Floor**  
Approx. 99.7 sq. metres (1073.0 sq. feet)



**First Floor**  
Approx. 78.0 sq. metres (839.4 sq. feet)



Total area: approx. 177.7 sq. metres (1912.4 sq. feet)  
**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.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



#### DINING ROOM

With beamed ceiling and part walls. Old inglenook with oak beam and now modified to provide bench seating with recess.

#### LOBBY AREA

With shelved alcove.

#### KITCHEN / BREAKFAST ROOM

Laid out as follows:

##### BREAKFAST ROOM

With beamed ceiling and wall. Painted fireplace with wood burning stove set on a brick hearth and display shelf over. TV plinth. Semi-open access to:

##### KITCHEN

With quarry tiled floor, recently refitted with an attractive country style range, finished in cream with chrome handles and comprising extensive wood effect work surfaces with tiled splash. Built-in electric NEFF CERAMIC HOB UNIT, built-in FRANKIE STONE EFFECT SINK UNIT, selection of base units, including pan drawers, together with eye level double storage cupboard, tall pantry unit with pull out shelving, built-in electric NEFF fan assisted OVEN with drawers below and two storage units over, integrated FRIDGE / FREEZER units, integrated NEFF DISHWASHER, large picture window providing wonderful views over the menage and land with distant views. Lobby area off with coat hanging recess.

##### UTILITY ROOM

With quarry tiled floor, fitted worktops with built-in sink unit, cupboard under. Space and plumbing for washing machine, Worcester oil fired central heating boiler, external rear entrance door.

#### SPLIT LEVEL FIRST FLOOR LANDING

With vaulted beamed ceiling, access to eves storage space and STUDY DESK / SEATING AREA.

##### PRINCIPAL BEDROOM 1

This is accessed via a secondary staircase from the sitting room and comprises a vaulted ceiling and beamed walls, curtained wardrobe, triple window aspect providing wonderful views. Door leading to:

##### BEDROOM 2

With vaulted beamed ceiling and wall, window aspect providing wonderful rear views.

#### SPLIT LEVEL AND THE MAIN LANDING

Door gives access to:

##### BEDROOM 3

With sloping beamed ceiling and part-exposed roof truss.

#### BATH / SHOWER ROOM

Spaciously proportioned with wood effect laminate flooring, panel bath with tiled splash over, pedestal wash hand basin with tiled splash, bidet and close coupled WC, vaulted ceiling, airing cupboard containing pre-lagged hot water cylinder and immersion heater with slatted shelving, window aspect providing wonderful views.

#### OUTSIDE

Approached via a twin gated entrance onto a concreted driveway and parking area with ample space for a number of cars.

#### THE GARDENS

These sweep around the cottage on three sides, having been attractively landscaped and abundantly stocked. At the front is a stoned pathway with dry stone walling and terraced herbaceous beds including rockery, together with variegated plants. A wicket gate then links round to side and rear gardens, which comprises of generous size lawn bounded in part by mixed specimen shrubby beds, a feature mixed conifer area with pampas grass. To the central part of the garden are interlocking stoned pathways mixed with terraced spring bulb and herbaceous beds, together with an aluminium framed GREENHOUSE. To the front of the garden is a timber SUMMERHOUSE / POTTING SHED, which takes advantage of the lovely views. Overlooking the garden is a rather majestic yew tree.

#### KITCHEN GARDEN

This comprises of a grassed area incorporating a poly tunnel with old soft fruit bed to the rear. There are additional vegetable beds, currently sheeted over and a composting area. This section of the property could easily be incorporated into the main area of grazing land if required.

#### THE OUTBUILDINGS

These comprise of a linked range, extending from the driveway and comprising WORKSHOP and TOOL STORE, approximately 17' 1" x 15' 9" overall. Divided into two separate areas with power connected. LEAN TO LOG STORE with storage area.



### STABLE BLOCK

Built mainly of timber and comprising:

STABLE 1, approximately 11' 10" by 10' 6" with rubber matting and part panelled walls.

FORMER STABLE 2, approximately 11' 10" x 10' 6". This is now in use as a feed store and also contains the SOLAR PANEL INVERTOR AND BATTERY. ADJOINING COVERED WORK AREA / FODDER STORE with concrete floor.

LOOSE BOX / STABLE 3 approximately AV.15' 8" x 10' 10" with mainly rubber matting, corner hay rack.

TWO-BAY TIMBER AND CORRUGATED IRON BARN utilised as a general store and trailer / lorry garage. Open fronted.

Adjacent to the stables and barn is an enclosed MULTI-GATED TARMACADAM STABLE YARD, with access leading to:

### MENAGE

Approximately 41 m x 21 m, post and rail enclosed, professionally laid with drainage, stone base, PVC with sharp sand surface.

### THE LAND

This is located immediately adjacent to the stable yard and menage and is overlooked by the house and includes a concreted HARD STANDING AREA and LEAN-TO LOG STORE. WINTER SHELTER approximately 25' 8" x 15' 10" overall, built of timber / concrete block and corrugated sheeted roofing with concreted floor, dividing into two bays, each with hay racks and being open fronted in part. Water supply connected.

The land itself is down to pasture, part divided with timber post and tape. The land can easily be sub-divided as required and incorporates a natural pond in the bottom corner.

### GENERAL REMARKS

#### FIXTURES AND FITTINGS

The fitted carpets as laid. Curtains, blinds and light fittings are included in the sale. Only those items described in these particulars are included in the sale.

#### SERVICES

Mains water and electricity are understood to be connected. Foul drainage is to a septic tank Oil fired central heating system. None of these services have been tested.

#### TENURE

Freehold. Purchasers must confirm via their solicitor.

#### COUNCIL TAX

The property is currently showing as Council tax Band F. Please confirm the council tax details via Powys County Council on 01597 827463 or visit [www.powys.gov.uk/council-tax](http://www.powys.gov.uk/council-tax).

#### VIEWINGS

Halls, 20 Church Street, Oswestry, Shropshire, SY11 2SP. Tel: 01691 670320. Email: [oswestry@hallsgb.com](mailto:oswestry@hallsgb.com)

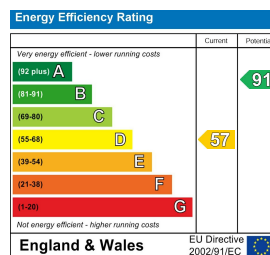
Yew Tree Cottage, Deytheur, Llansantffraid, Nr. Oswestry, SY22 6TF



**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 670 320

Oswestry Sales  
20 Church Street, Oswestry, SY11 2SP  
E: oswestry@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.