

**FOR SALE**

Price Guide £675,000

## Ash Tree, Gwern-Y-Brenin, Oswestry, SY10 8AS

A beautifully extended and refurbished detached country house, providing stunning accommodation, with scope for a granny annexe, together with double garage and extensive lawned gardens. In a sought after rural locality, backing onto farmland, yet with easy access to Oswestry town centre. In all about 0.67 acre.







- Beautifully Refurbished Country House
- Versatile Accommodation
- Scope for Granny Annexe
- Extensive Lawned Garden
- Double Garage and Two Stores
- Sought After Location Backing Onto Fields

#### DIRECTIONS

From Oswestry take the Maesbury Road for about 0.75 mile and turn right onto Ball Lane just before the Original Ball pub. After a very short distance bear right at the fork and follow this lane for about 0.5 mile. The entrance to the property will be seen on the left hand side.

#### SITUATION

The property is set down a quiet country lane in a sought after rural locality, only a short distance from Oswestry, approximately 1 mile. Positioned backing onto open farmland whilst the adjacent lane gives access to some lovely walks. There is a good pub close to the end of the lane. Oswestry provides a comprehensive range of amenities, including a shopping centre, business park, schools, emergency medical centre, and a rail service at Gobowen. Further afield, there are good road links to both Shrewsbury and Chester, including Manchester and Liverpool airports.

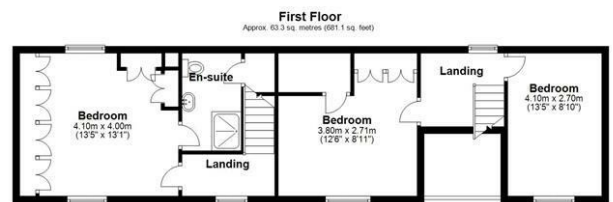
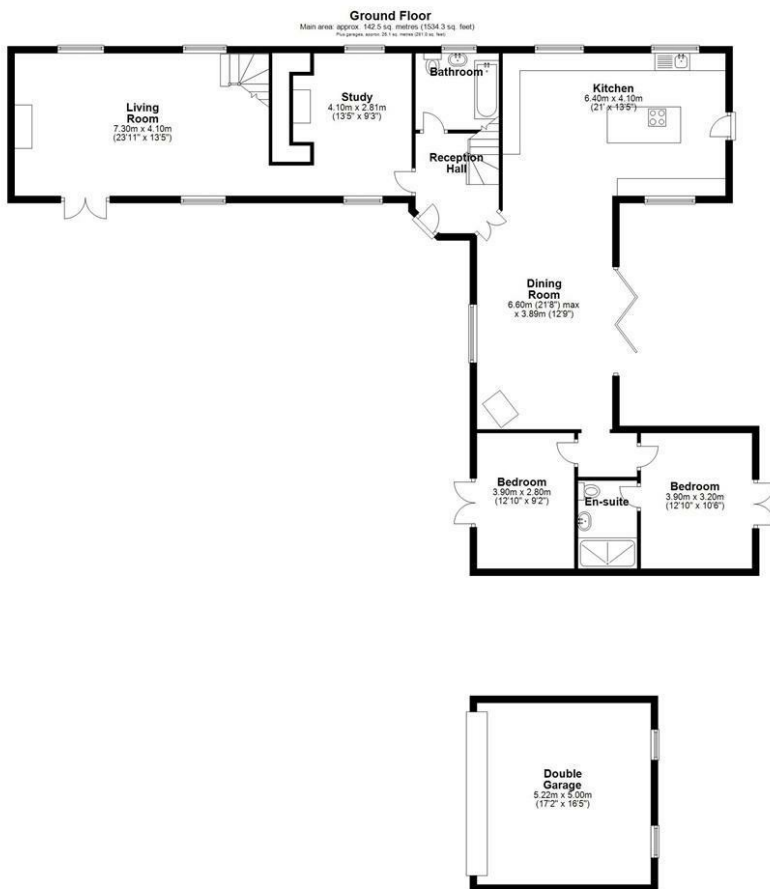
#### DESCRIPTION

Ash Tree offers a wonderful opportunity to acquire a truly individual country home, which has since 2019 been extensively refurbished and tastefully extended. The house itself is immaculately presented with a combination of contemporary and traditional features in addition to future proof living.

The accommodation offers both ground and first floor bedroom accommodation with an option for dependent relative accommodation, which could be further extended to incorporate the garage as additional living space. The ground floor accommodation is quite versatile and features two main reception rooms in the original house, both with log burners and one with a rather splendid inglenook fireplace. In addition, there is a beautifully designed semi open plan kitchen dining / living room. The kitchen area offers a wealth of cupboard space, granite work surfaces and various built-in appliances. This room then links through to the dining / living room, a wonderfully light and airy space, which incorporates a contemporary log burner and bifold doors leading out to the rear patio. The adjacent hallway serves the ground floor bedroom and ensuite, together with the option of a further bedroom or study / family room. This area of the house could easily be utilised for a dependent relative and for those seeking larger accommodation, a further extension could link into the garage, which could be converted - subject to any necessary planning consents.

A number of improvements also include the installation of a new external boiler and upgrading of the radiators, which has the option of utilising a Tado App system, with the option of control also through Alexa. The garage has been built with a consumer unit in readiness for the installation of solar panels and driveway electric gates, if required. The roof structure has been upgraded to support the potential solar panels.

The extensive patio area offers wonderful space for outdoor living, including barbeques, alfresco dining, or a hot tub. Prospective purchasers may wish also to note that a new water main pipe has been laid and a surface water drain, whilst a new foul drainage soak away field has been installed. AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED IN ORDER TO FULLY APPRECIATE THE STYLE AND PRESENTATION OF THIS FINE HOME.



Main area: Approx. 205.8 sq. metres (2215.4 sq. feet)  
Plus garage: approx. 25.1 sq. metres (269.0 sq. feet)  
**Ash Tree**

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.



3 Reception Room/s



5 Bedroom/s



4 Bath/Shower Room/s



## ACCOMMODATION

### OAK PILLARED ENTRANCE

### RECEPTION HALL

With oak effect flooring, staircase with contemporary oak and glass finish, rising to a galleried landing.

### GUEST CLOAKS / BATHROOM

With oak effect split level flooring, partly incorporating LED lighting, contemporary suite including oval shaped twin ended bath tub with freestanding chrome mixer tap and shower attachment, vanity unit with wash hand basin, toiletry top and cupboards, close couple WC.

### STUDY / FAMILY ROOM

With oak effect flooring, distinctive inglenook fireplace incorporating oak beam with raised stone flagged hearth and log burner.

### LOUNGE

With oak effect flooring, attractive painted beamed ceiling, deep fireplace with stone flagged hearth and AGA log burner and inset oak beam over. Twin French doors leading out to the front. Staircase rising to the principal bedroom suite.

### SEMI OPEN PLAN KITCHEN DINING / LIVING ROOM

With oak effect flooring throughout and designed as follows:

### KITCHEN

Comprehensively fitted with contemporary white cream coloured faced units, with chrome knobs and providing an extensive range of base and eye level units, having various granite work surfaces and built-in one and a half bowl stainless steel sink unit, tiled splash areas, built-in ELECTRIC DOUBLE OVEN, integrated DISHWASHER, integrated FRIDGE / FREEZER UNITS and integrated separate FREEZER UNIT, space and plumbing for a washing machine and space for a tumble dryer, under unit lighting, granite topped breakfast island with built-in electric NEFF CERAMIC HOB unit with EXTRACTOR CANOPY over, a good selection of teal coloured faced base units, including drawers and cupboards, ceiling downlighters, door leading out to the rear patio.

### DINING / LIVING ROOM

With vaulted ceiling incorporating two Velux roof lights, corner contemporary log burner sat on polished glass hearth, bifold doors opening out onto the rear patio, hallway access to the annexe accommodation.

### PRINCIPAL BEDROOM SUITE

With staircase and landing from the lounge.

### BEDROOM 1

With extensive fitted wardrobe suite, also including bedside drawer cabinets, dressing table and overhead storage cupboards, access to loft space.

### ENSUITE BATHROOM

With tiled floor and walls, tiled shower cubicle with electric Triton shower unit, pedestal wash hand basin with fitted mirror and electric shaver socket over, close couple WC, deep built-in storage cupboard.

From the Reception Hall a staircase rises to the main first floor galleried landing and doors leading off to:

### BEDROOM 2

With built-in range of wardrobes and access to loft space.

### BEDROOM 3

### ENSUITE SHOWER ROOM

With oak effect flooring, shower cubicle, with aqua style panelled walls and electric Triton shower unit, pedestal wash hand basin with tiled splash, close coupled WC.

Leading off the Dining / Living Room, with access to:

### INNER HALLWAY

### BEDROOM 4

With vaulted ceiling, twin glazed French doors leading out to the rear patio, fitted corner wardrobe.

### ENSUITE SHOWER ROOM

With oak effect flooring, wide shower cubicle having aqua style panelled walls, direct feed shower unit, vanity unit with inset wash hand basin and toiletry top with splash, close couple WC with concealed cistern, vaulted ceiling with Velux roof light.

### STUDY / FAMILY / BEDROOM 5

With twin French doors leading out to the front.

### OUTSIDE

The property is approached over a long driveway, which links into a generous size front gravelled parking and turning area, with ample space for numerous vehicles including caravan, boat, etc.

### DETACHED DOUBLE GARAGE

With AUTOMATIC ELECTRIC UP AND OVER ENTRANCE DOOR, modern Esprit hot water tank (pressurised system), power and lighting, external lighting.





#### **GARDENS / GROUNDS**

These are extensive in size, though laid out for ease of management. Immediately adjacent to the house to the rear is an extensive FLAGGED PATIO / ALFRESCO DINING AND LOUNGING AREA, which stretches the full width of the house and incorporates matching pathways. Outside cold water tap. External wall lighting. Steps flanked by low brick walling and coping stones, together with shaped rose and shrubbery beds - part unplanted. The extensive lawned areas extend across the rear and down the flank of the property, incorporating a selection of fruit trees, whilst backing onto open farmland. GREENHOUSE and second cold water tap. External sited oil fired central heating boiler and oil storage tank. TWO USEFUL PLASTIC GARDEN SHEDS AND LOG STORE.

The whole extends to about 0.67 acre.

#### **GREENHOUSE**

#### **GENERAL REMARKS**

#### **FIXTURES AND FITTINGS**

The fitted carpets as laid 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 to a septic tank. Oil fired central heating system.

#### **TENURE**

Freehold. Purchasers must confirm via their solicitor.

#### **COUNCIL TAX**

The property is currently showing as Council Tax Band C. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

#### **VIEWINGS**

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



FOR SALE

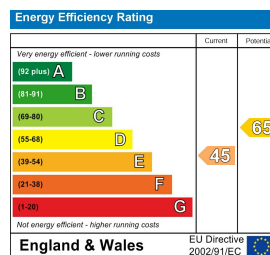
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01691 670 320

**Oswestry Sales**  
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