

**FOR SALE**

Offers In The Region Of £600,000

Barfields, Osbaston, Oswestry, Shropshire, SY10 8HT

A most desirable and wonderfully proportioned detached modern country residence with versatile family accommodation having eco friendly features, extensive south facing gardens, including summer house, jacuzzi hot tub and double garage, whilst backing onto farmland in a sought after rural locality. Extending to about 0.68 acre.





- Truly An Individual Country Home
- Contemporary Layout And Fittings
- Solar Panels With Battery Storage
- Air Source Heat Pump (With Cash Back)
- Integral Double Garage, Summer House And Hot Tub
- Extensive Gardens And Popular Locality

DIRECTIONS

From Oswestry take the Maesbury Road, passing through Maesbury Marsh, and travel to the end T-junction. Turn right onto the B4396 road heading for Llyncllys and travel for about 0.4 mile. The entrance to the property will be seen on the right hand side.

SITUATION

The property occupies an attractive position in a popular rural locality, backing onto farmland, with some lovely views, particularly from the first floor Bedroom 5 / Hobbies Room. Local amenities can be found close by in Knockin, less than 1 mile away, which offers a number of basic amenities including a medical centre, shop, pub, and cricket club. A range of more comprehensive amenities can be found in Oswestry, about 5 miles, alternatively Shrewsbury, about 12 miles. The surrounding is known for its country pursuits and there are golf clubs at both Llanymynech and Oswestry. Commuters will find easy access to the main A5, which links to the M54 motorway, or alternatively north towards Wrexham and Chester.

DESCRIPTION

This attractive family home offers an ideal opportunity to acquire a modern property in such a popular area. The accommodation has been extensively refurbished since 2019 to provide the present contemporary living environment, which incorporates a host of features, together with eco power sources. Outside the property is set in a lovely private plot, well screened from the road, with particularly generous size lawn gardens. Additional features include the following:

- * Versatile accommodation layout.
- * 4/5 bedrooms, 2/3 reception rooms.
- * Solar PV panels with Tesla battery storage.
- * Air source heat pump with cash back facility.
- * (EV) Electric car charging point.
- * Beautiful contemporary kitchen with Miele appliances.
- * Open plan living dining kitchen.
- * Modernised bathroom suites.
- * Multipurpose first floor accommodation.
- * Replacement double glazed windows, rain water goods, soffits and weather boards.
- * Double garage with automatic electric doors.
- * Modern summer house with external jacuzzi hot tub.

ACCOMMODATION

COVERED PORCH

With tiled floor.

RECEPTION HALL

With built-in cloaks cupboard. Spiral staircase rising to the first floor.

GUEST CLOAKS / SHOWER ROOM

With attractive tiled floor, tiled shower cubicle with direct feed shower unit, wall hung vanity unit with drawer under, glazed shelf and fitted mirror above, together with lighting unit, close couple WC.



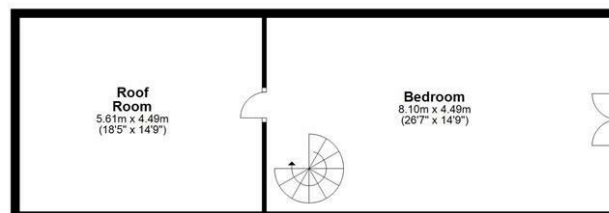
Ground Floor

Approx. 194.6 sq. metres (2095.1 sq. feet)



First Floor

Approx. 62.0 sq. metres (667.7 sq. feet)



Total area: approx. 256.7 sq. metres (2762.8 sq. feet)

Barfields

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



5 Bedroom/s



2 Bath/Shower Room/s



OPEN PLAN LIVING / DINING / KITCHEN

LIVING / DINING AREA

With wood effect ceramic tiled floor, exposed brick fireplace having slate hearth and woodburning stove, sliding double glazed patio doors leading out onto the terrace and garden.

KITCHEN

With matching wood effect ceramic tiled floor, beautiful contemporary Crown kitchen including extensive black stone effect work surfaces with upstand and built-in twin bowl sink unit, built-in AEG INDUCTION COMBO HOB unit (four rings and integrated extractor), feature tiled splash, extensive range of stone effect faced base units, including pan drawer units, built-in MIELE APPLIANCES, TO INCLUDE WARMING DRAWER, integrated ELECTRIC OVEN, integrated combination MICROWAVE OVEN, integrated STEAMER with WARMING DRAWER and two integrated REFRIGERATORS and separate FREEZER unit, integrated WINE COOLER. Range of eye level cream coloured faced storage units with three open fronted sections, including lighting, two picture windows with lovely views out onto the garden.

LOUNGE

With an attractive marble fireplace and hearth with open fire grate, two picture windows overlooking the gardens.

WALK-IN PANTRY

With wood effect ceramic tiled floor.

UTILITY ROOM

With tiled floor, fitted worktop and sink unit with cupboards under, fitted double storage cupboard and single storage cupboard, external rear entrance door leading out to the rear porch.

INNER HALLWAY

Internal door to garage.

BATH / SHOWER ROOM

With feature tiled floor, roll top / claw foot twin ended tub bath with corner Victorian style mixer tap and shower attachment, vanity unit with double cupboard under and fitted mirror with side lighting, tiled shower cubicle with direct feed shower unit and concertina glazed door, close couple WC, radiator with chrome heated towel rail.



BEDROOM 1

With oak effect flooring, lovely window aspect to the rear, communicating door to Bedroom 2.

BEDROOM 2

With French window and additional twin window aspects.

BEDROOM 3

With front window aspect.

BEDROOM 4

With fitted double wardrobe and front window aspect.

From the Reception Hall a spiral staircase rises to:

IMPRESSIVE BEDROOM 5 / HOBBIES ROOM / STUDIO

With part sloping ceiling, double glazed twin French doors and side windows, together with Juliette balcony overlooking the garden with stunning views out towards Criggan Hill and open farmland.

Leading off the room, a door gives access to a very useful and deep ATTIC STORAGE SPACE, which subject to further investigation may provide scope for an ensuite shower room, if required.

OUTSIDE

Approached over a gravelled driveway which leads to a generous sized parking and turning area, with ample space for further garaging (STPP) or the storage of a caravan.

INTEGRAL DOUBLE GARAGE

With two insulated electric / automatic up and over entrance doors, Tempest hot water cylinder (pressurised system), wall mounted solar panel inverter unit and Tesla storage battery.

GARDENS

The property is set-in lovely size gardens, particularly generous in size including a shrub and tree lined driveway, extensive lawns sweeping around three sides, partly divided by a low natural stone wall. One of the main features is a large mature bed incorporating specimen conifers and numerous flowering shrubs, all of which is edged by a low stone wall. To the rear the lawn is overlooked by a modern summerhouse with outside Jacuzzi hot tub. In addition there is a useful greenhouse.



GENERAL REMARKS

FIXTURES AND FITTINGS

The fitted carpets as laid, some curtains and light fittings are included. The Countax ride on mower is available by separate negotiation.

SERVICES

Mains water and electricity are connected. PV solar panels feed a Tesla storage battery for electricity use. Air source heating system. Septic tank foul drainage system. None of these have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

To be advised.

VIEWINGS

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

FOR SALE

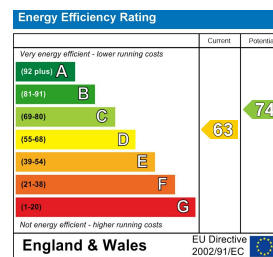
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

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



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