

**FOR SALE**

Guide Price £750,000

Tregarthen, Tregarthen Lane, Pant, Oswestry, Shropshire, SY10 8LF

An imposing and beautifully presented detached period house, circa 1903, with extensive and glorious gardens in a commanding position offering exceptional views over the Severn Valley to Breidden Hill, whilst conveniently positioned on the fringe of the village close to amenities. In all about 0.89 acre.





- **Stunning period property**
- **Beautiful location with panoramic views**
- **Tastefully appointed and versatile accommodation**
- **High standard of presentation**
- **Wonderfully presented gardens and grounds**
- **Large Garage with a Workshop and separate stores**

DIRECTIONS

From Oswestry proceed south along the A483 road to the village of Pant. Carry on and after the shop take the next turning right on to Tregarthen Lane. Follow this up the bank for some distance and then take a right turning again signposted Tregarthen Lane and after about 100 metres the entrance to the property will be seen on the right hand side.

SITUATION

The property occupies a sought after position on the fringe of this popular village. Set elevated with commanding views over the village to the Severn Valley and across to the Breidden and Stiperstone Hills, including Rodneys Pillar. On a clear day these views are quiet unrivalled. Set off a quiet lane, easy access is gained to village amenities, including a Primary School, Pub and village store. The local golf course and riding stables are both minutes away by car and there is an abundance of local walks.

Further road links provide access to the scenic areas of Mid and North Wales including Bala Lake and the Welsh coast, whilst Oswestry, Chester and Shrewsbury are easily accessible.

DESCRIPTION

Tregarthen offers an excellent opportunity to acquire such a distinctive and beautifully presented period country home, which is understood to have been built in 1903 and has only had three owners in its time. There are a number of distinctive features both internally and externally, including minor Arts and Crafts and extensive gardens, which will no doubt appeal to families and gardening enthusiasts alike.

The current owners, during their time, and more particularly over the past ten years have undertaken extensive improvement and modernisation works, whilst retaining the character of the original design. Points worthy of note include the retention of many original lattice windows, a traditional Reception Hall, off which access is gained to the three fine Reception Rooms, in addition to the Conservatory. For those who wish to work from home there is an excellent Study, whilst the Kitchen/Breakfast Room is handsomely appointed with comprehensive cupboard space and a range of appliances. All of this is in addition to an adjoining and sizable Utility Room. The first floor enjoys the provision of five Bedrooms and three Bath/Shower Rooms, one of which is En Suite to the Principal Bedroom.

Outside, the gardens are certainly to be admired. Cleverly landscaped and abundantly stocked with a wealth of trees and flowering shrubs including beech, silver birch, walnut, red maple, yew and a variety of fruit trees. A true haven for wildlife. The seating terrace to the front certainly takes advantage of the panoramic views and very relaxing for afternoon entertaining. For those who enjoy home grown vegetables there is a sizable kitchen garden.

PORCH

With leaded / glazed door and side screens leading into:

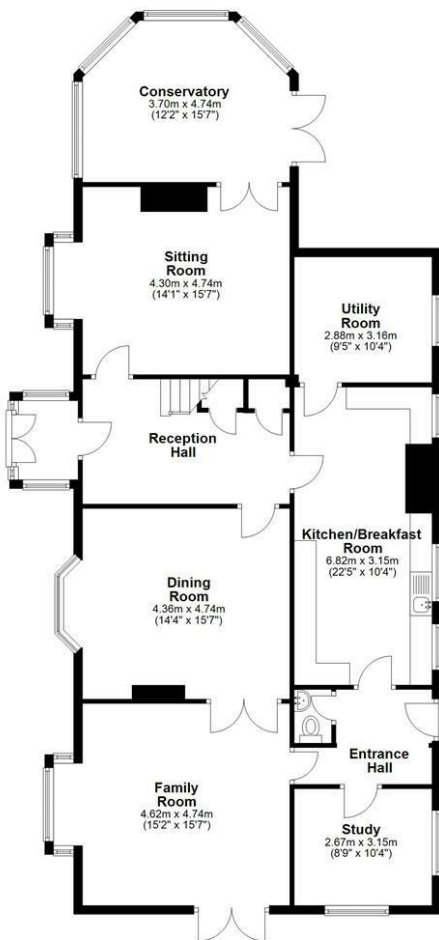
RECEPTION HALL

With understairs cloaks cupboard and separate store, staircase.



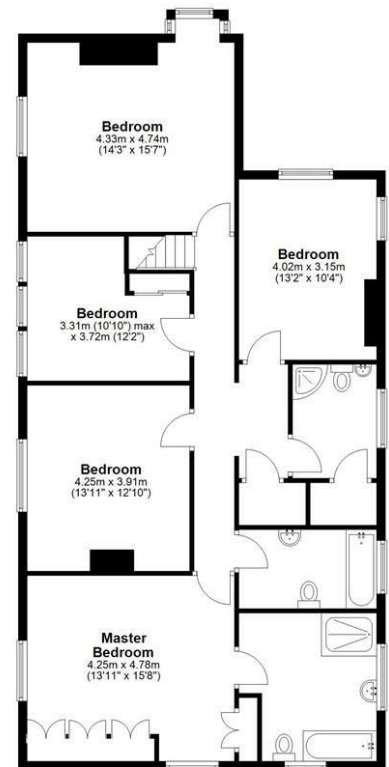
Ground Floor

Approx. 199.0 sq. metres (2142.4 sq. feet)



First Floor

Approx. 123.5 sq. metres (1329.0 sq. feet)



Total area: approx. 322.5 sq. metres (3471.4 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographic.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

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



3 Bath/Shower Room/s



SITTING ROOM

With feature polished micro marble fireplace and slate hearth with woodburning stove, secondary glazed bay window to the front, twin doors leading through to:

CONSERVATORY

With tiled floor, wrap around UPVC double glazed windows and polycarbonate roof, twin French doors leading out to the garden.

DINING ROOM

With feature Arts and Crafts fireplace having carved wood surround with inset tiles and enamelled Parkray fire grate. Recess with fitted book shelving, secondary glazed oriel bay window, picture rail. Twin doors lead through to:

FAMILY ROOM

With attractive engineered oak flooring, ceiling downlighters, bay window providing stunning views out over open farmland, twin French doors leading out to the side of the property.

KITCHEN / BREAKFAST ROOM

With ceramic tiled floor, comprehensively fitted with country style cream faced units, including chrome handles and comprising extensive granite work surfaces to three areas, one having built-in ELECTRIC INDUCTION HOB unit with glazed / stainless steel extractor hood over, ELECTRIC DOUBLE OVEN below. Separate built-in sink unit, excellent range of base and eye level storage cupboards, including drawer units and glazed display cabinet, integrated NEFF DISHWASHER, tiled range recess incorporating oil fired RAYBURN RANGE COOKER. Ceiling downlighters.

UTILITY ROOM

With tiled floor, Belfast sink, selection of eye level cupboards, ample space for deep freeze cabinet. Space and plumbing for washing machine and space for tumble dryer. Oil fired Firebird central heating boiler.

REAR ENTRANCE HALL WITH EXTERNAL PORCH

With part tiled floor and part engineered oak flooring.

GUEST CLOAKS / WC

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

STUDY

With engineered oak flooring, twin window aspect.



FIRST FLOOR LANDING

PRINCIPAL BEDROOM 1

With a range of modern fitted wardrobes. Built-in airing cupboard containing modern hot water cylinder (pressurised system), hanging rail and shelving, twin window aspect with wonderful views.

ENSUITE BATH / SHOWER ROOM

With twin ended panelled bath, close couple WC, vanity unit with wash hand basin, tiled shower cubicle with direct feed shower unit, rain head and hand held attachment. Ladder radiator, electric shaver socket.

BEDROOM 2

With feature fireplace having painted wood surround with inset cast iron and tiled period grate, twin window aspect.

LOBBY

With walk-in linen cupboard.

BEDROOM 3

With access to loft space and fitted wall shelving.

SHOWER ROOM

With tiled floor, tiled shower cubicle with direct feed shower unit, close couple WC, pedestal wash hand basin and tiled walls. Built-in airing cupboard containing factory insulated hot water cylinder with immersion heater and shelving.

BEDROOM 4

With period painted cast iron grate and fitted wall shelving to side.

BEDROOM 5

With fitted double wardrobe and high level storage cupboards.

FAMILY BATHROOM

With panelled bath, pedestal wash hand basin, bidet, close couple WC and part tiled walls, chrome ladder radiator.

OUTSIDE

Approached over a long sweeping tarmac driveway which extends to the rear and a concreted parking area.

LARGE GARAGE AND WORKSHOP

With power connected and up and over entrance door.

**GENERAL STORE**

Sub-divided into two compartments, one containing the oil storage tank.

THE GARDENS

These are a stunning feature to the property and provide an array of features and colour during the spring and summer months.

There are numerous lawns, partly interspersed by a selection of specimen trees, shrubs and Pampas Grass. Borders are especially well stocked with an abundance of herbaceous plants and flowering shrubs, together with pathways. To the front of the house is a hard landscaped area, including pink gravel and a flagged stone circular seating area. This area is then bounded by a half moon shaped stone wall.

To the flank of the house is the generous size KITCHEN GARDEN, which incorporates flagged pathways with small lawns, prepared growing beds and a metal frame for SOFT FRUIT CAGE. Modern 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. Private foul drainage 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 E. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

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

FOR SALE

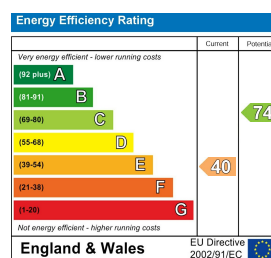
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

Oswestry Sales
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