

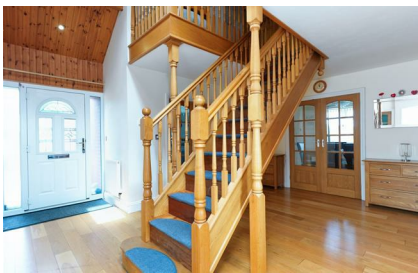
**FOR SALE**

Offers In The Region Of £445,000

The New House, The Ridge Stargarreg Lane, Pant, Oswestry, SY10 9QP

A spacious and versatile property offering immaculate accommodation with superb views to Llanymynech Rock and to The Shropshire Plain and The Breidden Hills. The accommodation comprises; Entrance Porch, Reception Hall, Dining Room, Lounge, Study, Two Ground Floor Bedrooms one with Ensuite, Family Bathroom, Galleried Landing, Two Bedroom Suites, Front Garden, Rear Garden, Detached Double Garage, Ample Car Parking.





- **Spacious Detached House**
- **Four Bedrooms and Four Bathrooms**
- **Detached Double Garage and Ample Parking**
- **Oil Fired Central Heating**
- **UPVC Double Glazing**
- **Must Be Viewed To Be Appreciated**

SUPERB RECEPTION HALL

With stairs leading to the Gallery Landing. Two velux windows to the roof elevation, obscure UPVC double glazed door to the rear elevation, high level attic space with door, cloaks hanging cupboard. Doorway which leads through to bedroom quarters.

DINING ROOM

11'9" x 9'2"

With UPVC double glazed window to the side elevation.

SPACIOUS LOUNGE

16'0" x 19'4"

A dual aspect room with two UPVC double window to the side elevation and UPVC double French doors leading to the patio area to the front elevation with a view to Llanymynech Hill in the distance, feature fireplace.

KITCHEN BREAKFAST ROOM

10'5" x 14'1"

The Kitchen provides a comprehensive range of fitted base and wall units providing a good amount of cupboard and drawer space with worktops over, integral dishwasher, integral fridge, one and a half bowl stainless steel sink unit with mixer taps over and cupboards under, space for range style cooker, dual aspect UPVC double glazed window to the rear elevation and UPVC double glazed window to the side elevation.

LOCATION

Pant is some four miles from Oswestry and is situated on the A483 which gives easy access to local centres of employment such as Welshpool, Newtown, Shrewsbury and Telford.

The Village enjoys a good range of village facilities including; Shop, Post office, Public House and Primary School. Larger shopping and leisure facility are available in Oswestry.

DIRECTIONS

Take the Oswestry A483 Towards Welshpool, proceed through Pant turning left at the Cross Guns Public House into Stargarreg Lane, proceed up the bank and take the right hand side turning and the property will be viewed on the right hand side.

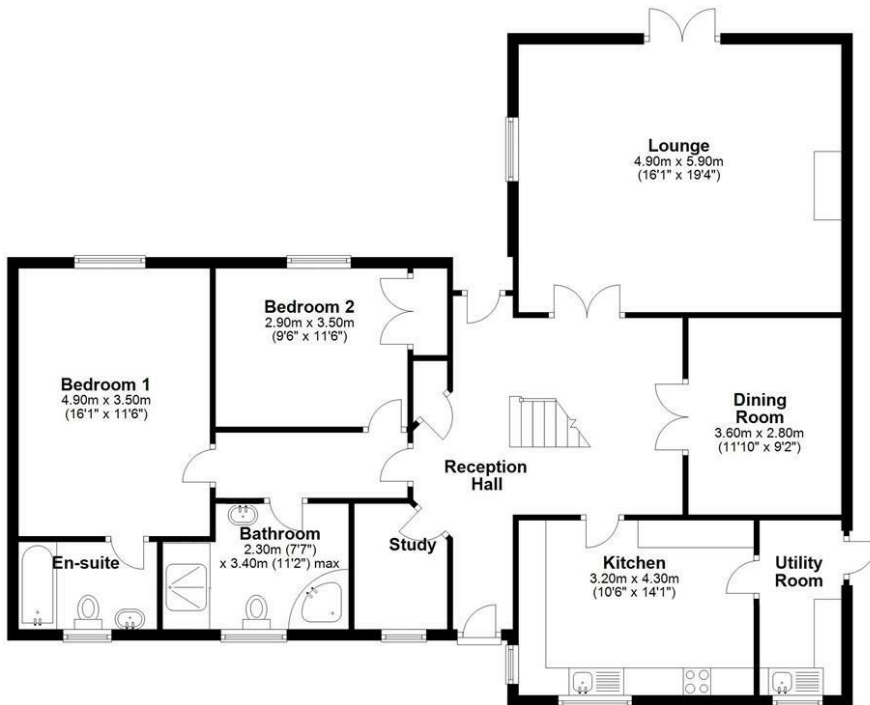
ENTRANCE PORCH

With UPVC double glazed door leading into;



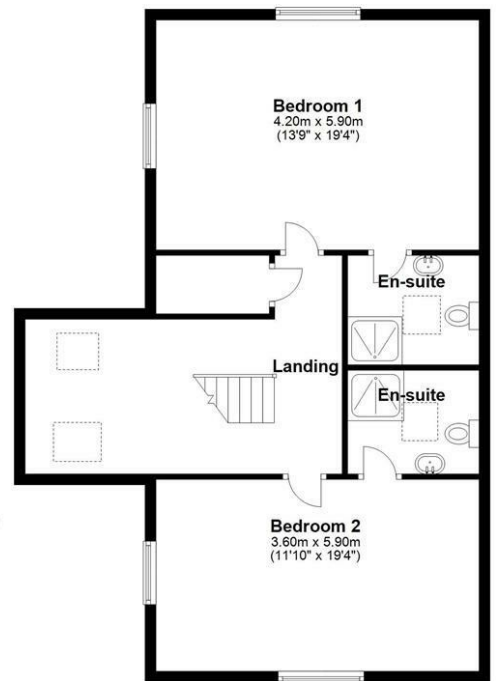
Ground Floor

Approx. 130.5 sq. metres (1404.3 sq. feet)



First Floor

Approx. 77.5 sq. metres (834.4 sq. feet)



Total area: approx. 208.0 sq. metres (2238.7 sq. feet)

The New 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



4 Bedroom/s



4 Bath/Shower
Room/s



UTILITY ROOM

With matching base units providing a good amount of storage space with attractive work tops over and tiled splashbacks, UPVC double glazed window to the rear elevation, stainless steel sink unit with mixer taps over and cupboards under, space and plumbing for automatic washing machine, space for alternative white goods, floor mounted Firebird oil fired central heating boiler serving domestic hot water and central heating needs, ceramic tiled flooring, power and light points, radiator, extractor fan and UPVC obscure double glazed door leading to side.

STUDY

5'6" x 7'7"

With UPVC double glazed window to the rear elevation.

INNER HALLWAY

With access to Bedroom quarters.

GROUND FLOOR BEDROOM SUITE

11'5" x 16'0"

With UPVC double glazed window to the front elevation overlooking parking forecourt and front garden.

ENSUITE BATHROOM

9'11" x 15'1"

Ensuite comprising a three piece suite in white providing dual low flush WC, wash hand basin with mixer taps over and vanity unit beneath, corner bath with shower over, UPVC obscure double glazed window to the rear elevation.

GROUND FLOOR BEDROOM

9'6" x 11'5"

With UPVC double glazed window to the front elevation overlooking parking forecourt and front garden. Recessed double wardrobe providing a good amount storage space.



FAMILY BATHROOM

11'1" x 7'6" max

The bathroom provides a four piece suite in white providing a corner bath, pedestal wash hand basin, shower area, dual and low flush WC, obscure double glazed window to the rear elevation.

GALLERY LANDING

Providing a good space for a study area, storage airing cupboard housing a pressurised hot water cylinder.

BEDROOM SUITE ONE

19'4" x 13'9"

A dual aspect room with UPVC double glazed window to the front elevation enjoying hills up to Llanymynech Rock, UPVC dormer style window to the side elevation.

ENSUITE SHOWER ROOM

Providing a three piece suite in white comprising dual and low flush WC, wash hand basin and shower unit, velux window.

BEDROOM SUITE TWO

19'5" x 8'5"

A dual aspect room with UPVC double glazed window to the rear elevation superb views of the Shropshire Plain and to The Breidden Hills, UPVC dormer style window to the side elevation.

ENSUITE SHOWER ROOM

Providing a three piece suite in white comprising dual and low flush WC, wash hand basin and shower unit, velux window.

GARDENS

From the road level a drive leads up to the property and to the double garage, providing parking for several cars.



DOUBLE GARAGE

Detached garage with up and over door the the front elevation, pedestrian access leading to the side with UPVC double glazed door and entrance hatch to the attic area.

FRONT GARDEN

To the front of the property there is a further tarmacadam drive providing additional parking and an area which is laid to lawn for ease of maintenance with a wonderful view of the Llanymynech Rock and overlooking the village.

REAR GARDEN

With paved path that leads to the rear door with external light point. The path continues to the side of the property, water point, all enclosed by column brick wall with wrought iron inserts.

SIDE GARDEN

With access to the Utility.

GENERAL REMARKS

SERVICES

Mains water, electricity and drainage are believed to be connected. Oil fired central heating system. None of these services have been tested.

SHROPSHIRE COUNCIL AND COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

The property is in Band F on the Shropshire Council Register.

TENURE

We understand from the vendor(s) that the property is Freehold, confirmation of this should be sought by the prospective purchasers solicitor.

VIEWING

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

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 Licence and a recent Utility Bill.

FOR SALE

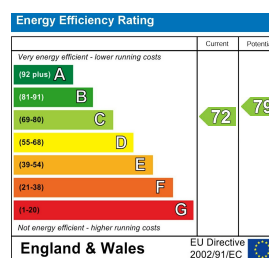
The New House, The Ridge Stargarreg Lane, Pant, Oswestry, SY10 9QP



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.