

**FOR SALE**

Offers In The Region Of £675,000

The Coach House, Llanyblodwel, Oswestry, Shropshire, SY10 8NF

A beautiful and imposing linked Grade II listed barn conversion offering stunning and spaciouly proportioned accommodation with a lovely front courtyard, garage and former stables together with manageable landscaped gardens and a unique leisure area, set in a wonderful rural environment.





- Beautiful period barn conversion
- Tastefully appointed accommodation
- Immaculate accommodation throughout
- Courtyard parking
- Garage, former stables/ stores
- Lovely rural setting

DIRECTIONS

from Oswestry proceed South along the A483 to the Llyncys crossroads and turn right on to the A495, signed LLansantffraid and follow this road for about 4 miles until reaching a sign on the right ("Chill Out"). Turn right on to a driveway, which rises through a parklands setting and railed paddocks, eventually reaching the property, which is first on the right clearly signed.

SITUATION

The property is located in a lovely rural setting adjacent to an equestrian property and surrounded by delightful unspoilt countryside, ideal for walkers. Set in the Tanat Valley, the area is known for its country pursuits. Local amenities can be found in the thriving market town of Oswestry approx 7 miles away. Alternatively Welshpool lies to the south, approx 15 miles and Shrewsbury approx 20 miles. Further afield commuters have road access via Oswestry through to Wrexham and Chester, alternatively via Shrewsbury through to Telford and the M54 motorway. The property is also ideally placed for access to the leisure and coastal areas of Mid and North Wales including lake Vyrnwy and lake Bala.

DESCRIPTION

The Coach House offers a wonderful opportunity to acquire such an imposing and architecturally attractive linked barn conversion, with its wonderful mellowed brick façade. The property is currently utilised as a luxury Holiday Let and suited to a range of buyers including families and professional couples. The accommodation is beautifully presented with a host of period features, complimented by contemporary fittings. Prospective purchasers will no doubt be pleased with the feeling of space, whilst the layout is quite versatile. Features worthy of note include exposed beams, stone and brick walls, together with excellent ceiling heights.

Outside, adjoining and part of the main building are the original period stables with panelled and cast iron stalls, together with an adjacent garage and loft over. This area may also provide scope for extending the existing accommodation if required, subject to any necessary planning consents.

For those seeking relaxation in the countryside there is a wonderful "chill out" area, which includes an open sun lounging area with sauna pod, hot tub/jacuzzi, a Scandinavian style wood BBQ hut with entertaining room and central firepit, kitchenette and separate WC.

THE ACCOMMODATION COMPRISES:

RECEPTION HALL

With quarry tiled floor, part glazed inner twin doors with outer stable style entrance door, stairs to first floor.

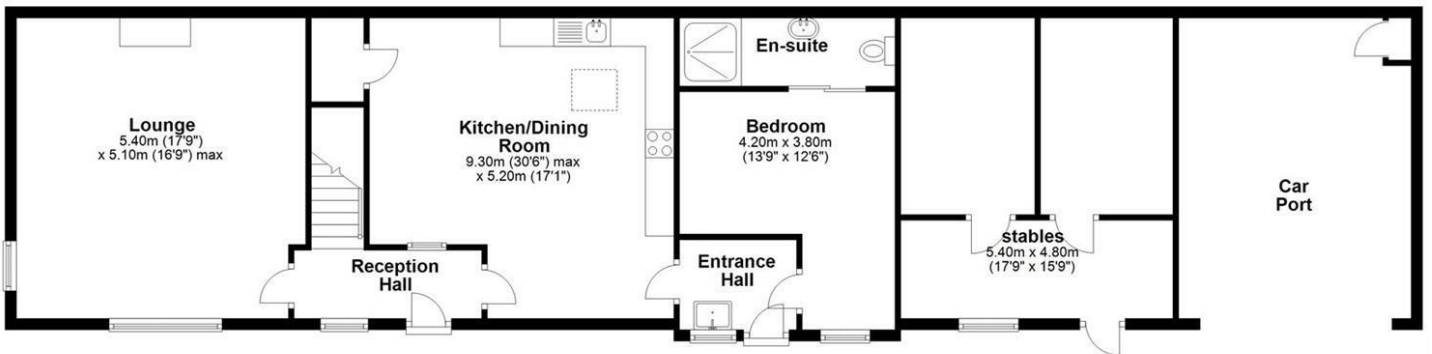
LOUNGE

With feature exposed stone wall, WOOD BURNING STOVE, large picture window overlooking the forecourt.



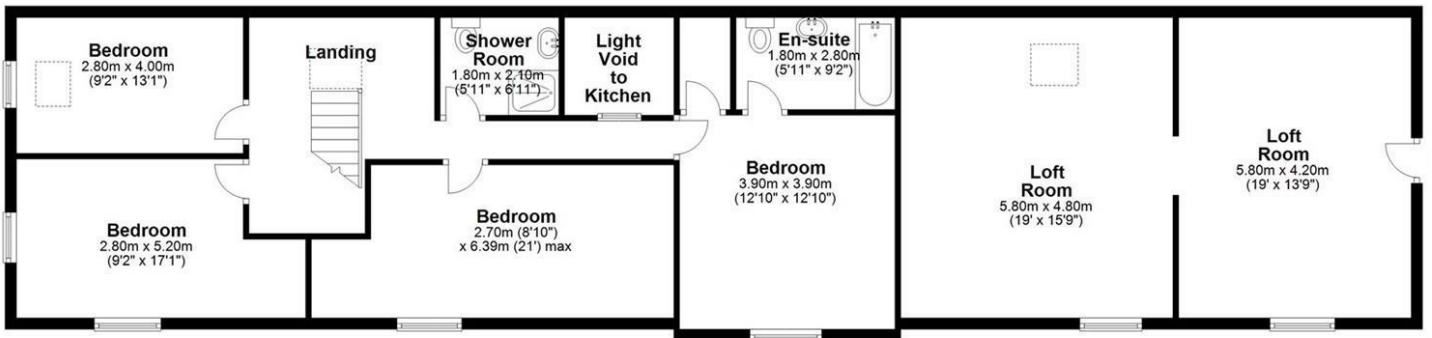
Ground Floor

Approx. 144.6 sq. metres (1556.2 sq. feet)



First Floor

Approx. 133.6 sq. metres (1438.2 sq. feet)



Total area: approx. 278.2 sq. metres (2994.4 sq. feet)

The Coach 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.



1 Reception Room/s



5 Bedroom/s



3 Bath/Shower Room/s



KITCHEN/DINING ROOM

With quarry tiled floor, fitted contemporary stressed wood effect worktop with splash panels, built in one and half bowl sink unit, built in ELECTRIC NEFF INDUCTION HOB UNIT with RUSSELL HOBBS STAINLESS STEEL EXTRACTOR HOOD over, built in ELECTRIC LOW LEVEL OVEN, built in ELECTRIC COMBINATION OVEN, selection of high gloss dual tone coloured base and eye level units, including drawers, DISHWASHER and WASHING MACHINE.

DINING AREA - With fitted L shaped bench seating, walk in understairs PANTRY CUPBOARD,

SECONDARY FRONT ENTRANCE HALL

With lovely old part leaded external entrance door, fitted Belfast sink with tiled surround.

GUEST BEDROOM FIVE

With fitted bed head.

EN SUITE WET ROOM

With slip resistant flooring, incorporating drain, shower area having aqua style panelled walls and direct feed shower unit, fitted wash hand basin within recess having tiling above incorporating mirror and lighting unit, close couple WC with concealed cistern, further tiled walls.

FIRST FLOOR GALLERIED LANDING

With exposed ceiling and wall beams, vaulted ceiling, feature exposed brick wall.

INNER LANDING

With access to loft space.

PRINCIPAL BEDROOM ONE

With vaulted ceiling having exposed beams, feature porthole window with secondary window below and built in Airing Cupboard containing pre-lagged hot water cylinder and immersion heater.

EN SUITE BATHROOM

With wood effect vinyl flooring, bath with predominantly tiled walls above and direct feed shower unit with splash screen, vanity unit with wash hand basin and cupboard, fitted mirror over, close couple WC, further tiled walls.

BEDROOM TWO

With exposed beam and part roof truss.

SHOWER ROOM

Wood effect vinyl flooring, shower cubicle having aqua style panelled walls, direct feed shower unit and glazed screen/door, pedestal wash basin with fitted mirror over and lighting unit, close couple WC.

BEDROOM THREE

With exposed ceiling beams, a feature exposed brick wall.

BEDROOM FOUR

With exposed ceiling beams, open fronted wardrobe area with hanging rail and shelving, feature porthole window.

OUTSIDE

The property is approached from the road over a shared sweeping tarmac driveway, which leads up to a pair of iron/timber clad entrance gates, opening out on to a stoned driveway and front forecourt with ample space for a number of vehicles and possibly a garage (subject to LA consents). The area is also ideally suited to the siting of pot plants.

STORE/WORKSHOP

Attached to the barn is a useful outbuilding comprising FORMER GARAGE now utilised as store/workshop with boiler cupboard containing the Worcester oil fired central heating boiler. Internal sited oil storage tank.



FORMER STABLES

With internal access to two stables with original period wood panelled and wrought iron division walls and doors, access point to LOFT STORAGE OVER.

THE GARDENS

These have been attractively landscaped and stocked, whilst designed for ease of maintenance. Adjacent to the forecourt there is a lovely stone wall with various growing plants and shrubs. Lawn with flagstone pathway and OUTDOOR SEATING AREA at the end, possibly suitable for BBQs and al fresco dining. Adjacent to this area are deep beds containing specimen shrubs and trees.

LEISURE AREA

Located in a shielded area with a lovely view out to the west of the hills in the distance. This area has been specifically designed for outdoor entertaining and includes timber decking with cantilevered sun parasol, a split level and hot tub / jacuzzi, barrel shaped sauna and timber and felt tiled BBQ hut, centre room log burner with canopy over, bench seating for around 12 people, four double glazed windows. KITCHENETTE with boarded flooring, fitted worktop and Belfast sink and fitted storage unit. Separate WC with wash hand basin.

GENERAL REMARKS

FIXTURES & FITTINGS

Fitted carpets as laid, light fittings and curtains are included in the sale. The furniture including loose rugs etc may be available via separate negotiation.

SERVICES

Mains electricity is understood to be connected. Mains water serves the vendors current property and The Coach House will be fitted with a separate meter and invoiced accordingly. Drainage is to an off site septic tank.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently business rated due to its holiday let status and would require to be reassessed for residential use. 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

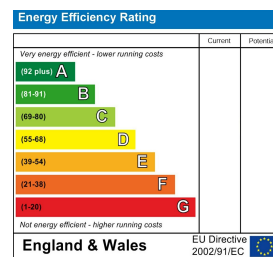
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

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