

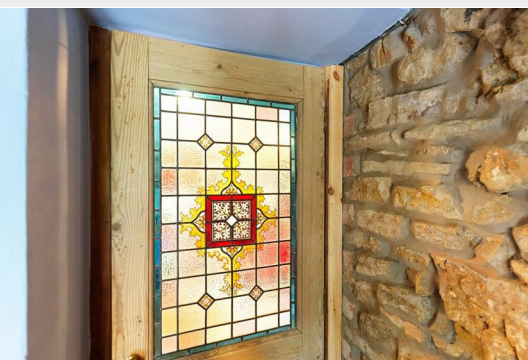
**FOR SALE**

Offers Over £350,000

Vron Vedw, Vron Vedw Lane, Pant, Oswestry, SY10 9QX

This detached country cottage offers spacious characterful accommodation and must be viewed to be appreciated. Nestled in to the lane level with elevated views of the village, this property must be viewed to be appreciated. The accommodation comprises; Reception Hall, Lounge, Family Room, Dining Room, Kitchen, Utility, Cloakroom, Home Office, Landing, Principal Bedroom with Balcony, Two further Bedrooms, Bathroom, Gardens to the Front, Side and Rear, Parking and Garage.





- Detached Country Residence
- Walking Distance To Amenities
- Oil Fired Central Heating
- Double Glazed Windows *Where Stated
- Available For Sale With No Chain
- Gardens, Garage and Parking

LOCATION

The village of Pant is a most popular and sought after village situated on the A483. The village offers primary school, pub and village store all of which go to serve the village's day to day needs. The local golf course is less than 5 minutes drive away from the property and the local horse riding school is a few minutes away, both within walking distance. Offa's Dyke and Llyncllys Common are close by providing lovely countryside walks.

DIRECTIONS

From Oswestry take the A483 towards Welshpool, continue over the Llyncllys crossroads and into Pant. On entering the village of Pant, proceed through the village passing the shop on the right, continue and turn right by the Cross Guns Public House, proceed up the lane to the T junction, turn right into Tregarthen Lane, and proceed down the bank, turning right into Vron Vedw Lane.

ENTRANCE PORCH

Timber and glazed elevations and door leading into;

RECEPTION HALL

With staircase leading to the First Floor Landing.

LOUNGE

11'1" x 11'9" (3.40m x 3.60m)

With double glazed box bay window to the front elevation, feature solid fuel stove on a quarry tiled hearth.

FAMILY ROOM

11'1" 13'1" (3.40m 4.00m)

A dual aspect room with double glazed bay window to the front elevation, two double glazed windows to the rear elevation, feature 'back to back' wood burning stove set within chimney breast.

DINING ROOM

11'1" x 10'5" (3.40m x 3.20m)

With double glazed French doors leading out to the front elevation, feature 'back to back' wood burning stove set within chimney breast.

KITCHEN BREAKFAST ROOM

10'2" x 14'1" (3.11m x 4.30m)

Comprising a comprehensive range of fitted base and wall units with worktops over, sink unit, Stanley Range, double glazed window to the side elevation.

UTILITY ROOM/BOOT ROOM

9'10" x 10'5" max (3.00m x 3.20m max)

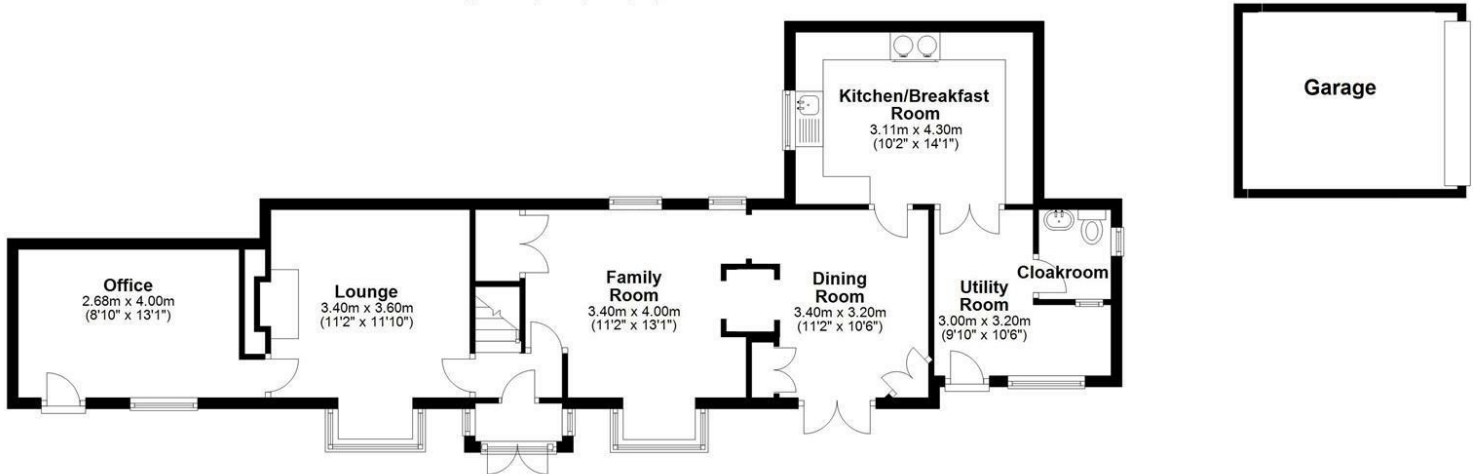
With door to the front elevation, window to the front elevation.

CLOAKROOM

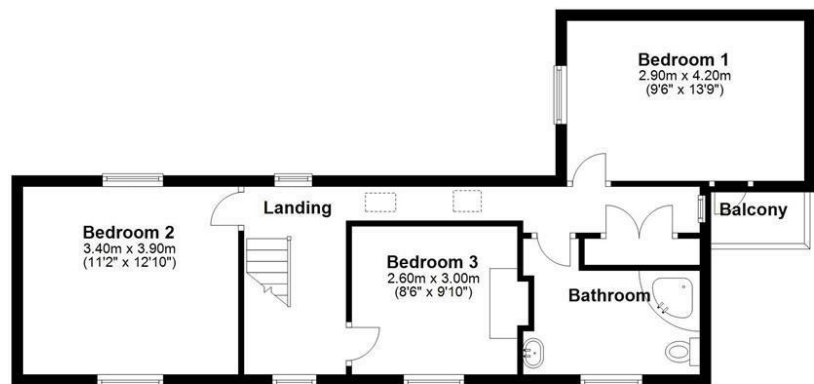
Comprising a two piece suite providing a low flush WC, wash hand basin, window to the side elevation.



Ground Floor
Approx. 79.0 sq. metres (850.1 sq. feet)



First Floor
Approx. 53.8 sq. metres (579.3 sq. feet)



Total area: approx. 132.8 sq. metres (1429.4 sq. feet)
Vron Vedw

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



3 Bedroom/s



1 Bath/Shower
Room/s



HOME OFFICE

8'9" x 13'1" (2.68m x 4.00m)

With double glazed window to the front elevation and door leading out to the Veranda.

FIRST FLOOR LANDING

With double glazed window to the front elevation and rear elevations, two velux roof windows, fitted linen cupboards.

PRINCIPAL BEDROOM

9'6" x 13'9" (2.90m x 4.20m)

With double glazed window to the side elevation, door leading out to;

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BALCONY

With a superb view over the grounds and over the village.

BEDROOM TWO

11'1" x 12'9" (3.40m x 3.90m)

A dual aspect room with double glazed windows to the front and rear elevations.

BEDROOM THREE

8'6" x 9'10" (2.60m x 3.00m)

With double glazed window to the front elevation, original cast iron fireplace.

BATHROOM

Comprising a three piece suite providing a low flush WC, wash hand basin, corner bath, double glazed window to the front elevation.

GARDENS AND GROUNDS

From the lane level there is a driveway providing parking for one car which is located to the front of the Garage. The lane continues around to the side of the property whereby there is a second access providing an additional parking area.

From the garage area steps lead down to the side garden and patio area providing access to the front of the property and Entrance. The Gardens are located to the front, side and rear and provide various outside sitting and dining areas. The lower level gardens are laid to lawn for ease of maintenance with steps to the patio area. The side garden is laid to lawn and provides access to the garden area to the rear of the property.

GARAGE

With electrically operated roller door to the front elevation.

VERANDA

Leading out from the Home Office is a covered Veranda providing an additional sitting area.

SHROPSHIRE COUNCIL AND COUNCIL TAX

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

The property is in band 'D' on the Shropshire Council Register.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670 320 or Email oswestry@hallsgb.com

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



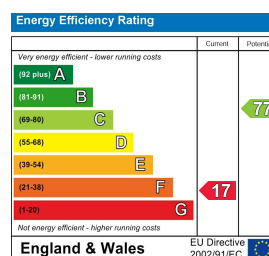
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely 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



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