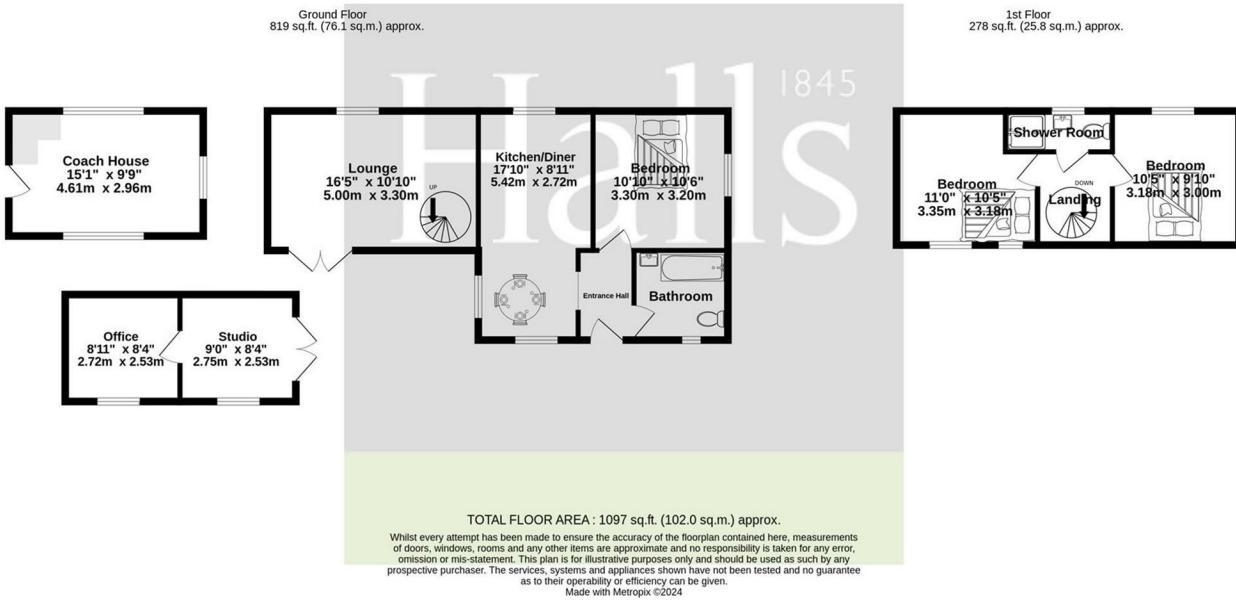


FOR SALE



# Rose Cottage Lower Frankton, Oswestry, SY11 4PB



FOR SALE

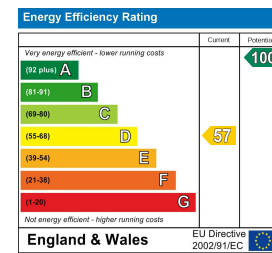
Offers in the region of £349,995

## Rose Cottage Lower Frankton, Oswestry, SY11 4PB

**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



Situated in an idyllic setting with open views over surrounding countryside, this three-bedroom, period cottage is versatile and provides a range of outbuildings.



01691 670 320

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



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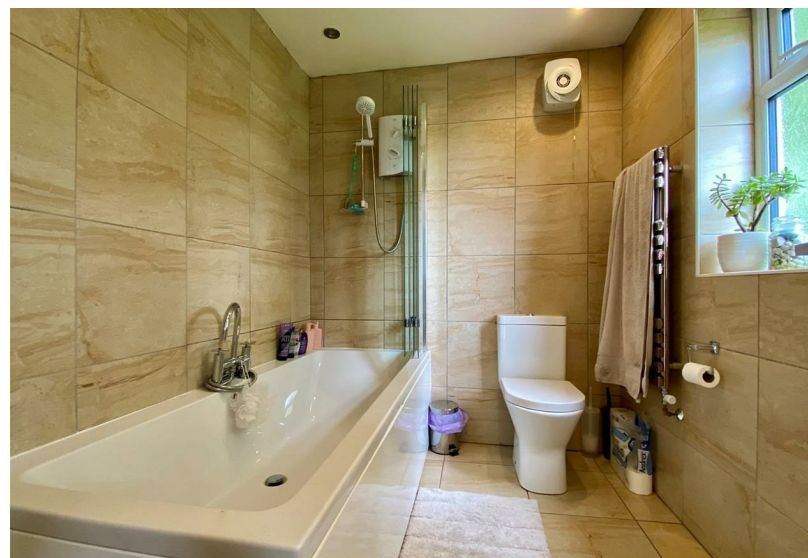
1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Stunning Location
- Beautiful Gardens
- Insulated Office
- Character Features
- Full Planning Permission - 23/00827/FUL
- Ancillary Accommodation

**DESCRIPTION**

This well-presented, detached cottage is situated in a tranquil rural location, offering scenic views of the surrounding countryside while remaining conveniently close to Ellesmere and the charming village of Whittington. Constructed of brick with a slate roof, the property is accessed from the rear into an entrance hall. Off the hallway, there is a family bathroom featuring a vanity wash basin, WC, panelled bath with electric shower overhead and a chrome ladder-style radiator. The ground floor includes a double bedroom, a kitchen/diner with a Belfast sink, space for a washing machine, dishwasher, cooker and fridge/freezer, as well as a wall-mounted 'Ariston' boiler. The living room boasts an inglenook fireplace with a slate hearth and multi-fuel stove, French doors leading to the rear patio and a SPIRAL STAIRCASE ascending to the first-floor landing. Upstairs, there are two double bedrooms and a shower room with a WC, wash basin, and direct feed shower. The property is fully double glazed, with LPG central heating. Drainage is handled by a sewerage treatment plant installed two years ago and fibre broadband is connected.

'The Coach House,' a versatile cabin of timber construction with internal insulation, features power, light and internet connectivity, spotlights and laminate flooring. Currently used as a teenager's retreat, it is complemented by a potting shed and greenhouse.

A timber-framed home office with glazed French doors includes a studio area and a home office with power, light, internet connection and a multi-fuel burner. An off-road parking area with wicket access leads to a gravel path that passes the greenhouse, potting shed and 'The Coach House'. Adjacent to the property is a patio made of structural concrete, a spacious terraced lawn with a lower patio and a raised decking area, all offering stunning countryside views.

The property has approved planning permission for a single-storey extension to the rear. Plans and decision notices are available upon request from our office.

**GROUND FLOOR**

**ENTRANCE HALL**

**LOUNGE**

A beautiful cosy lounge with spiral staircase ascending to the first floor and French doors leading into the garden.

**KITCHEN/DINER**

A free standing kitchen with space for cooker and utilities, including storage cupboards surrounding the Belfast sink. The dining area has dual aspects creating a wonderful space for entertaining.

**BEDROOM**

Double bedroom situated on the ground floor.

**BATHROOM**

Three-piece suite comprising bath with overhead electric shower, wash-hand basin and W.C.

**FIRST FLOOR**

**LANDING**

With spiral staircase leading to the ground floor.

**BEDROOM**

Double bedroom with views to the front elevation.

**BEDROOM**

Double bedroom with views to the rear elevation.

**SHOWER ROOM**

Three-piece suite comprising shower, wash-hand basin and W.C.

**EXTERNAL**

**COACH HOUSE**

An insulated outbuilding with beautiful views across the surrounding countryside, with kitchenette and space for a double bed, creating the ideal opportunity for ancillary accommodation for guests.

**OFFICE/STUDIO**

An insulated outbuilding which is currently utilised as an office/studio.

**GARDENS**

Stunning gardens which make the most of the surrounding countryside and offer a variety of decked and patio areas.

**SERVICES**

It is understood that electricity, mains water and drainage are connected to the property. LP Gas Central Heating. None of these services have been tested.

**TENURE**

The property is Freehold.

**COUNCIL TAX BANDING**

The property is currently in Council Tx Band D - Shropshire Council

**VIEWINGS**

Strictly by appointment through the Agents Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.