

**FOR SALE**

Guide Price £650,000

West Winds Llandrinio, Powys, SY22 6SG

An individual and particularly spacious Detached Country Bungalow, set in extensive lawned gardens with sweeping driveway. Versatile multi purpose outbuilding and grazing land in an attractive rural setting with views of Criggion Hill. In all approximately 5.57 Acres.





- Individual Detached Country Bungalow
- Spacious Accommodation Throughout
- Scope to Improve/Add Own Tastes
- Extensive Lawned Gardens
- Versatile Multi Unit Outbuilding
- Grazing Land - in all about 5.57 Acres

DIRECTIONS

From Oswestry proceed south along the A483 passing through Llanymynech and then after passing Four Crosses continue on a short distance and turn left for Llandrinio/Shrewsbury. Follow this road to Llandrinio, pass the Fuel Station and then on reaching the new Punch Bowl Pub, take the next driveway on the right.

SITUATION

The property is attractively situated, just outside the fringe of the village, adjoining open farmland with extensive rural views to the rear, including Breidden Hill which can be seen in the distance. The village itself enjoys the facilities of a village hall, fuel station with Spar shop and post office, together with a pub which is within walking distance. Mainstream amenities can be found almost equal distance at Oswestry, Shrewsbury and Welshpool. All three towns offer a rail service, whilst commuters have ready access to the main commuter routes, linking north towards Wrexham and Chester and south east to Telford and the M54 motorway.

DESCRIPTION

West Winds offers an interesting and rare opportunity to acquire a truly individual bungalow with extensive gardens, multi purpose outbuilding and land, which no doubt will be keenly sought after by those interested in equestrian or other such livestock pursuits.

The bungalow itself is unusually well proportioned, with each room being generously proportioned, with a certain degree of versatility in the use of the current dining room, which was originally designed as a fourth bedroom. Further points of interest include a wonderful size lounge with period style fireplace. Similarly the Kitchen/Breakfast Room is of farmhouse proportions and extensively equipped to include an Aga cooker with electric companion.

The gardens are extensive in size, with level lawns and shrub borders. The outbuilding range, which has been purpose built, offers a STABLE, GARAGE and open LIVESTOCK HOUSING. This could easily be sub divided into further stables, if required. A concreted yard extends completely around it and there is immediate gated access to the adjoining grazing land.

In all about 5.57 Acres.

RECEPTION HALL

With cornice ceiling, archway linking through to the:

INNER HALLWAY

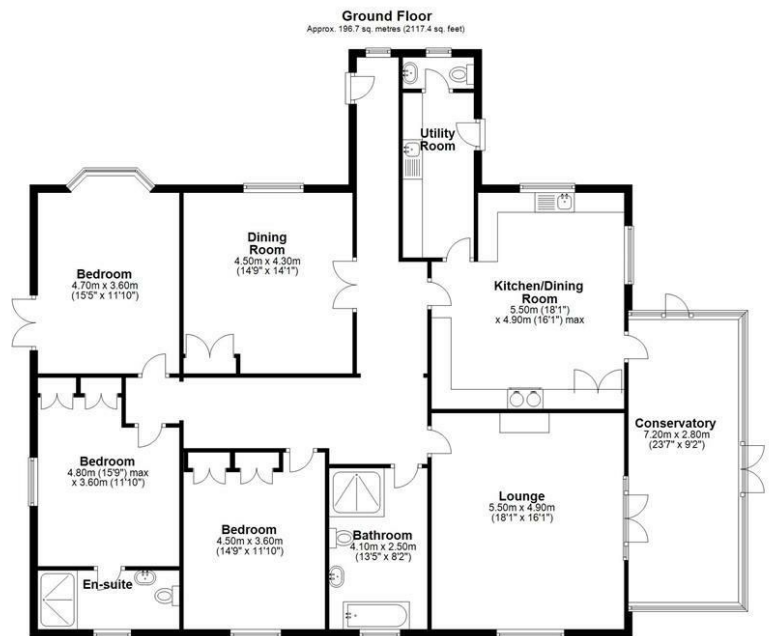
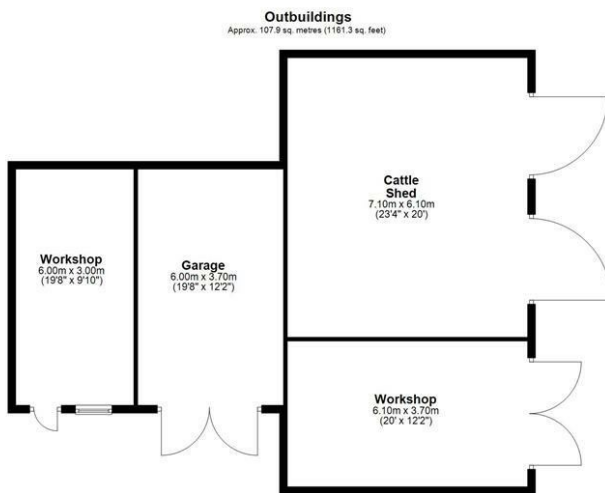
With cornice ceiling.

LOUNGE

With cornice ceiling, feature period fireplace with marble surround and inset ornamental metal work and slate hearth. Twin French doors leading to the Conservatory.

DINING ROOM/BEDROOM 4

Twin part glazed doors leading off the Reception Hall. Coved ceiling, fitted double wardrobe.



Total area: approx. 304.6 sq. metres (3278.7 sq. feet)
Westwinds

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



2 Bath/Shower Room/s



KITCHEN/DINING ROOM

With colour tiled floor. Extensive fittings to include multiple granite work surfaces with oak trim and tiled splash. Built-in stainless steel sink unit. A comprehensive range of antique oak style faced storage units including cupboards and drawers. Integrated BOSCH DISHWASHER. Larder unit with pull out metal trays. Eye level units with under lighting and incorporating a plate rack and glazed display cabinets. Oil fired Royal Blue two oven AGA RANGE COOKER complemented by an electric two oven AGA COMPANION. Eye level pan rack. Cylinder cupboard containing lagged hot water cylinder with immersion heater and Camray oil fired central heating boiler. Coved ceiling and downlighters, door leading out to Conservatory.

UTILITY ROOM

With multi-coloured tiled floor, fitted worktop with tiled splash. Built-in sink unit, a selection of base cupboards. Space and plumbing for washing machine, space for upright fridge/freezer, rear entrance door.

SEPARATE WC

With multi coloured tiled floor, close coupled WC, vanity unit with fitted mirror over.

From the Kitchen and Dining Room doors give access to:

CONSERVATORY

Spaciously proportioned and built with brick plinth and wrap around uPVC double glazed windows incorporating one pair of twin French doors and a further single door leading out to the garden. Quarry tiled floor, polycarbonate ceiling with lighting/fan unit.

PRINCIPAL BEDROOM 1

With coved ceiling, extensive fitted bedroom suite including multiple wardrobes, dressing table with mirror, bedside cabinet and drawer unit.

EN-SUITE SHOWER ROOM

With tiled floor, tiled shower cubicle with electric shower unit, wall fittings, vanity unit with fitted mirror unit over incorporating shelving and cupboard with lighting. Close coupled WC, chrome ladder radiator.

BEDROOM 2

With cornice ceiling, recessed fitted shelving, double glazed twin French doors leading out to the garden, additional bay window.

BEDROOM 3

Cornice ceiling, built-in double wardrobe.

BATH/SHOWER ROOM

With tiled floor. Panelled jacuzzi style bath with mixer tap and hand held shower attachment, vanity unit with wash hand basin and cupboard, close coupled WC with concealed cistern. Matching eye level cupboard unit with fitted mirror, tiled shower cubicle with electric shower unit, feature contemporary panelled ceiling with downlighters.

OUTSIDE

The property is approached through a splayed brick wall entrance with twin metal entrance gates onto a coloured pressed concrete cobble style driveway which extends past the parking area.

THE GARDENS

The bungalow is set in particularly generous size gardens flanking the driveway and set around the bungalow. Laid to three distinctive lawned areas, which are interspersed by a selection of mature shrubs and specimen trees with a variety of conifers, heather and privet bed. Both the front and rear doors adjoin extensive flagged areas. The rear garden also enjoys a flagged patio area, box hedging and an old period water pump with stone trough. Aluminium framed greenhouse.

Adjacent to the driveway is an:

EXTENSIVE OUTBUILDING RANGE

A versatile building built of concrete block plinth and timber framed with timber cladding under a corrugated sheet roof. A concreted driveway extends all the way around the building with two twin gated access points to the land. This versatile building is divided into various components as follows:

WORKSHOP

With work bench, power and lighting. Originally designed as a stable.

GARAGE

With timber twin entrance doors. Lighting and power.

GARAGE/GENERAL STORE

Two large timber entrance doors, mezzanine storage, lighting and power.



TWO BAY LIVESTOCK HOUSING

With two metal entrance gates, water drinker, lighting and power, rear stable entrance door, This section of the building could easily be sub divided into further stables, if required.

THE LAND

This is positioned adjacent to the outbuilding range and yard, laid down to pasture and currently generally level and currently divided into two parcels, which are served by a single water trough. The land could easily be sub divided as required.

GENERAL REMARKS

BOUNDARIES AND RIGHTS OF WAY

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

SERVICES

Mains electricity and mains water are understood to be connected. Foul drainage is to a septic tank. Oil fired central heating is installed. None of the services have been tested by the Agents.

TENURE

The property is Freehold.

COUNCIL TAX

The property is currently in Band G - Powys 1 (Montgomeryshire).

FIXTURES AND FITTINGS

The fitted carpets as laid, light fittings and curtains and blinds are included in the sale.

VIEWINGS

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

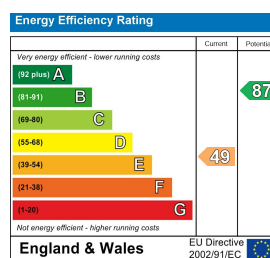
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

Oswestry Sales
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