



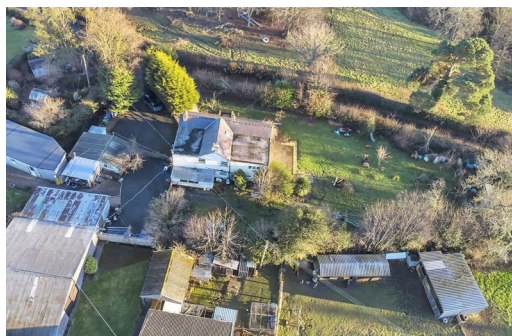
FOR SALE

Offers in the region of £583,000

Red Castle House Selattyn, Oswestry, SY10 7LL

Nestled in the charming village of Selattyn, Oswestry, this impressive 5 bedroom detached house offers a perfect blend of spacious living and serene countryside charm. The plot in total measures 2.86 acres and offers ample outdoor space with outbuildings, generous gardens and field making it an ideal family home.





- Detached 5 Bedroom Rural Property
- The Plot Extends to 2.86 Acres
- Cattery Facility Building
- Workshop & Outbuilding
- Lawed Garden with Chicken Coop
- Ample Parking for Several Cars

DIRECTIONS

WHAT3WORDS: ///lakes.composts.tradition

SITUATION

Selattyn is a most popular and sought after village situated some 5 miles from the centre of Oswestry. The area is renowned for its unspoilt surroundings and active village community with public house, Parish church and primary school. Larger shopping facilities are available in Oswestry. The A5 at Oswestry and the A483 give easy access to daily travelling to Wrexham/Chester to the north west and to Shrewsbury and Telford to the south and Welshpool and Newtown to the West.

DESCRIPTION

Red Castle House is a substantial 5 Bedroom detached country property boasting generously proportioned living accommodation, outbuildings including cattery block, workshop and gardens and field/paddock peacefully yet conveniently situated within the rural village of Selattyn, near Oswestry.

Internally the property provides generously proportioned living accommodation which provides opportunity for modest modernisation in some areas and presently comprises, on the ground floor, a reception hall, lounge, sitting room, dining room, open plan kitchen/breakfast room, together with, to the first floor, 5 bedrooms, family bathroom and separate shower room.

Externally the property occupies a peaceful yet convenient position and nestles within 2.86 acres. These presently provide ample parking for a number of vehicles, well gardens incorporating lawn, a patio area and further field ideal for horses or indeed a variety of livestock.

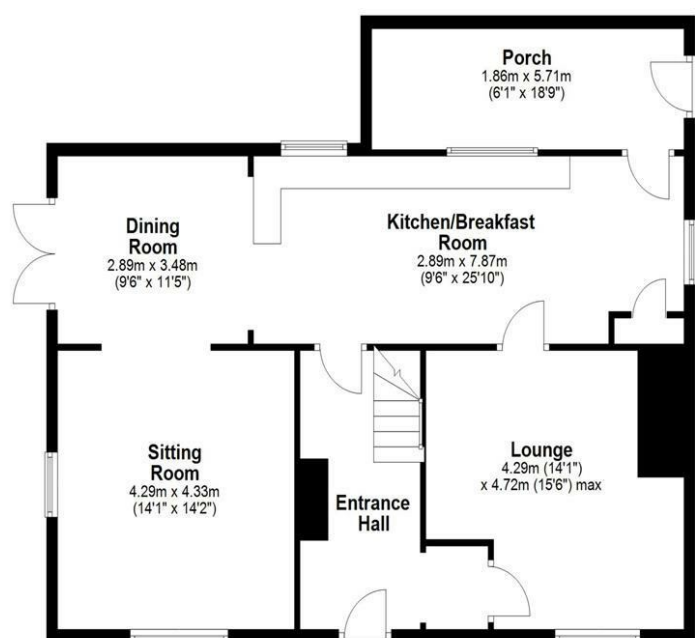
The sale of Red Castle House does, therefore, provide the rare opportunity for purchasers to acquire a generously proportioned 5 bedroom country home nestled within grounds which extend, in all, to around 2.86 acres, situated in a convenient yet peaceful village

ENTRANCE HALL

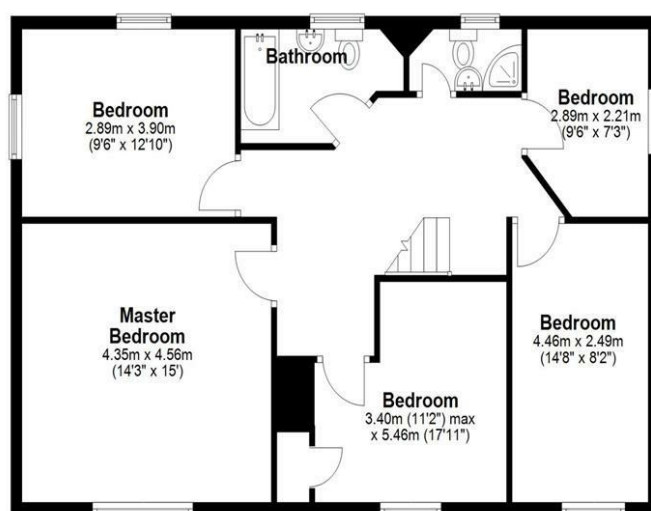
From a glazed uPVC entrance door. Currently under renovation.



Ground Floor



First Floor



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



5 Bedroom/s



2 Bath/Shower
Room/s



KITCHEN/DINING ROOM

Fitted with a range of cream toned base units with wooden worktops over and tiled surround. Belfast sink with mixer tap over, space for cooker, space for fridge/freezer, quarry tiled flooring, French doors leading to the garden, dual aspect windows, door to Hallway and door to Lounge, stairs to first floor.

UTILITY

Constructed with breeze block beneath a corrugateds roof covering. Quarry tiled floor, space and plumbing for washing machine.

SITTING ROOM

With feature inglenook fireplace with log burner inset and oak mantle above, quarry tiled floor, beam to ceiling, wall light points, dual aspect windows.

LIVING ROOM

With feature inglenook fireplace with log burner inset and oak mantle above, quarry tiled floor, beam to ceiling, ceiling spotlights, window, fitted shelving,

FIRST FLOOR LANDING

With skylight,

BEDROOM 1

With feature exposed stone wall, built-in cupboard, painted floorboards, dual aspect windows.

BEDROOM 2

Front aspect window.

BEDROOM 3

Dual aspect windows.

BEDROOM 4

Rear window aspect window.

BEDROOM 5

Side window aspect.

BATHROOM

Fitted bathroom suite comprising panelled bath with shower over and glazed splash screen, pedestal wash hand basin and low level flush WC with oak shelf over. Obscure double glazed window.

SHOWER ROOM

Fitted corner shower cubicle, vanity wash hand basin and low level flush WC. Obscure double glazed window.

OUTSIDE

The property is approached through farm style gates which leads onto a tarmac driveway with parking for approx. 5 vehicles.

THE CATTERY BLOCK

Comprising office space, door to main cattery which is split into individual animal pens.

OUTBUILDING

With potential for Air BNB.

INSULATED WORKSHOP

With concrete base, power connected and fitted shelving.

THE GARDENS

The gardens are of a good size with a slabbed patio leading off the Dining Room and offers an ideal outdoor entertainment space. The patio wraps around the property to the front of the house. The remainder are mainly laid to lawn with chicken coop and is bounded by mature trees and hedges. Oil tank.

THE LAND

Currently laid to grass with newly planted trees (which could be removed on request) by the current vendors.

**RIGHT OF WAY**

There is a public footpath that runs the width of the land.

GENERAL REMARAKS**FIXTURES AND FITTINGS**

The fitted carpets as laid. Only those items described in these particular are included in the sale.

SERVICES

Mains water and electricity are understood to be connected. Foul drainage is to a septic tank. Oil central heating is installed.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is banded in Council Tax Band D - Shropshire Council.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP
- 01691 670320.

FOR SALE

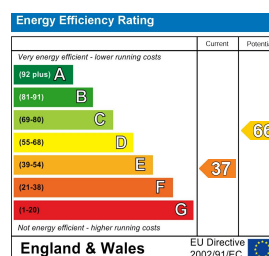
Red Castle House Selattyn, Oswestry, SY10 7LL



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@halls.gb.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.