



FOR SALE

Asking Price £350,000

Westbourne House 11 Top Street, Whittington, Oswestry, SY11 4DR

A delightful and deceptively spacious extended semi detached cottage offering versatile accommodation, delightful gardens and parking for two/three cars, within a popular village providing a good range of amenities including a well renowned primary school, Whittington Castle and moat, two lovely pubs and post office/shop all within easy walking distance of the property.





- **Extended Period Semi-Detached Cottage**
- **Spaciously Portioned Accommodation**
- **A Wealth of Original Features**
- **Lovely Gardens with Pond and Sun Patio**
- **Generous Parking/Workshop and Home Office**
- **Close to Village Amenities**

DIRECTIONS

From Oswestry proceed to Whittington. Carry on over the railway crossing to the T junction and turn left. Then take the next right turning by the Old Boot Inn heading for Ellesmere. Carry on a short distance and turn left into Top Street. Follow this road about three quarters the length and the property will be found on the right hand side.

SITUATION

The property is attractively located in the old part of this thriving village and being within a short distance of a range of basic amenities including post office/village stores, pubs, church and primary school to name but a few. More comprehensive amenities can be found in Oswestry approximately 2.5 miles away, which includes a shopping centre, selection of supermarkets, social and leisure facilities, alternatively there is Ellesmere approximately 5 miles away which is very much renowned as a tourist area with its meres and canal marina. Commuters have good access to the main A5 making south and north.

DESCRIPTION

This deceptively spacious extended semi detached house requires an internal inspection to fully appreciate the accommodation and its versatility. The property has been sympathetically restored and the layout enjoys an entrance garden room which then links to the dining room which is semi open plan to a rather charming sitting room including an inglenook fireplace with a wood burning stove. The kitchen includes a good selection of storage units and appliances, whilst families will be pleased to know that off the rear hall is a good size utility room and a separate cloaks/shower room. For those seeking ground floor bedroom accommodation, there is a good size double bedroom together with a modern fitted bathroom. The remaining two bedrooms are on the first floor and served by a modern shower room.

Outside the gardens are a particular feature of this property having been extensively landscaped in the past and abundantly stocked with a whole range of shrubs, trees and plants. One of the main features is the raised ornamental pond which has a rather charming bridge leading to a lawned area. The driveway offers parking for multiple cars and then there is a rear gated area which would take then a caravan, boat or trailer etc. The property also benefits from a versatile and useful workshop/store with a rear purpose designed home office.

ACCOMMODATION

SUN ROOM/ENTRANCE

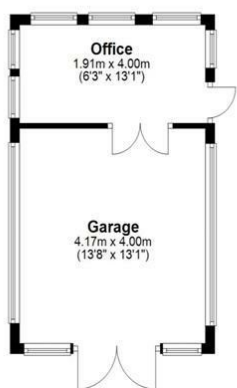
With tiled floor, wrap around double glazed leaded windows, twin French doors lead through to:

DINING ROOM

With white painted beamed ceiling, door providing access to staircase, open access to

SITTING ROOM

With white painted beamed ceiling, feature inglenook fireplace incorporating beam with raised slate hearth having Hamlet wood burning stove, useful under stairs storage area, recess with fitted shelving, twin window aspect to the front.



Ground Floor



First Floor



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

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.



2 Reception
Room/s



3 Bedroom/s



3 Bath/Shower
Room/s



INNER HALLWAY

With attractive wood effect vinyl floor covering, white painted beamed ceiling.

KITCHEN

With attractive tiled floor and cream painted country style fittings. Extensive fitted solid wood work surface with tiled splash and built in enamelled one and a half bowl single drainer sink unit. Built in ELECTRIC CERAMIC HOB unit with stainless steel EXTRACTOR HOOD over and built in ELECTRIC LOW LEVEL OVEN. A good range of base and eye level storage cupboards including drawer unit together with glazed display cabinets. Tall pantry cupboard, space for upright fridge/freezer and attractive white painted beamed ceiling, INTEGRATED DISHWASHER, lovely window aspect out onto the garden.

REAR ENTRANCE HALL

With tiled floor and external entrance door.

UTILITY ROOM

With tiled floor, fitted work surfaces with built in stainless steel sink unit, a selection of base cupboards, tiled splash areas, space and plumbing for washing machine and tumble dryer, eye level storage cupboard, wall mounted Worcester gas fired central heating boiler.

CLOAKS/SHOWER ROOM

With tiled floor, attractive tiled shower cubicle with direct feed shower unit, fitted half inset wash hand basin with tiled splash, close coupled WC.

LEADING OFF THE INNER HALLWAY

Doors give access to:

BEDROOM 1

A light and airy room with attractive white painted beamed ceiling, fitted wardrobe suite to include central vanity unit with wash hand basin, storage cupboards above and below whilst being flanked by wardrobes, window aspect out on to the rear patio and garden.

BATHROOM

With attractive LVT floor covering, panelled bath with tiled splash, mixer tap with shower attachment, vanity unit with half inset wash hand basin, fitted wall mirror, cupboard below and to the side, close coupled WC, concealed cistern, chrome heated towel rail, white painted beamed ceiling.



FIRST FLOOR LANDING

With large built in wall to wall airing cupboard, containing modern insulated hot water cylinder with slatted shelving (pressurised system).

BEDROOM 2

A light and airy room with built in wardrobes, ceiling beam and twin window aspect to the front.

BEDROOM 3

A light and airy room with access to loft space and side window aspect.

FAMILY SHOWER ROOM

With attractive wood effect vinyl floor covering, wide tiled shower cubicle with glazed splash screen and wall mounted direct feed shower unit, vanity unit with wash hand basin and double cupboard under and tiled splash, fitted wall mirrors, close coupled WC, heated chrome towel rail, velux roof light.

OUTSIDE

The property is approached over a tarmac driveway with ample parking space for two/three cars. At the end of the driveway a timber twin gate then gives access to a further tarmac parking area suitable for storing a boat, caravan or trailer etc. This area could also be further landscaped to increase the size of the garden if required.

TIMBER CABIN STYLE GARAGE/WORKSHOP/OFFICE

With timber twin entrance doors and currently divided into WORKSHOP/STORE with power and lighting. Internal twin door gives access to REAR OFFICE/STUDIO with six window aspect and separate external entrance door, multiply window aspect which provides excellent natural light, multiple power points and lighting.

To the side of the garage is a gravelled area which offers a useful storage area.



GARDENS

The property offers an appealing Sunny south facing garden with many interesting features. A wicket gate gives access off the driveway with flagged pathway bounded by ornamental slate areas, together with raised beds extensively planted with herbaceous plants, specimen shrubs. A gate then leads around to the rear of the house with extensive FLAGGED PATIO incorporating an old well with safety grid and lighting together with timber cover. This area of the property offers a lovely outdoor dining/BBQ area and has external lighting. Adjacent is a generous sized raised ornamental pond with stone surround and incorporating a wealth of water plants. Steps at the side then lead to a timber bridge, which extends to a further wicket gate and an enclosed area comprising FLAGGED PATIO, lawn, various beds incorporating an extensive range of specimen trees, flowering shrubs and herbaceous plants cover all of which provide colour during the appropriate season. TIMBER SUMMER HOUSE.

GENERAL REMARKS

FIXTURES AND FITTINGS

The fitted carpets as laid and most light fittings are included in the sale.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. Gas fired central heating system.

COUNCIL TAX BAND

The property is currently in Council Tax Band C.

VIEWINGS

Strictly by appointment through the Agents Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320 - oswestry@halls.gb.com

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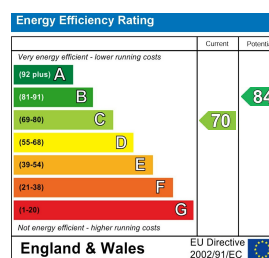
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

Oswestry Sales

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