



FOR SALE

Offers in the region of £395,000

Hillcrest Bath Banks, Selattyn, Oswestry, SY10 7EZ

A truly individual and spaciously proportioned Detached Dormer Bungalow incorporating wonderful features, together with large parking forecourt, garage, various stores and lawned garden, whilst attractively tucked away with commanding views to the rear beyond the village onto open countryside.





- **Appealing Detached Dormer Bungalow**
- **Versatile Accommodation**
- **Wonderful Internal Features**
- **Large Parking Area & Garage**
- **Lawned Garden, Workshop & Stores**
- **Elevated Rear Views**

DIRECTIONS

WHAT3WORDS: mole.impresses.madness

From Oswestry town centre proceed up Willow Street to the Fire Station and turn right onto the B4579 Selattyn Road and follow this all the way through to the village of Selattyn. Just after the primary school turn right (signed Weston Rhyn). Follow the road around the left hand bend and then the right and then take the next driveway on the left (first of two). Follow this up and the bungalow will be seen immediately on the right hand side.

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. A further basic selection of amenities can be found in the neighbouring village of Weston Rhyn (approx. 1 mile). 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.

DESCRIPTION

Hillcrest offers an excellent opportunity to acquire an individual and spacious detached dormer bungalow in a particularly sought after village, with stunning rural surroundings in the area. The accommodation is particularly versatile, and incorporates a semi-open plan design to its reception rooms, which incorporate a wonderful array of features including exposed oak ceiling beams, feature brick fireplace with wood burning stove, exposed brick features and a patio door leading out to the garden, which allows light to flood into this area of the property. There is a stunning and spacious kitchen/breakfast room, finished in a contemporary design with high gloss units and an excellent selection of appliances. There is a separate utility which is well proportioned and ideal for boots or pets. The bedroom accommodation has been designed over two floors and once again its versatility allows for use as either three or four bedrooms, with the fourth bedroom comfortably used as a study for those working from home. The principal bedroom is found on the ground floor, a wonderful size and enjoys the facility of an en-suite wet room. The second bedroom is located adjacent and is served by the main family bathroom across the hallway. The third bedroom is found on the first floor, comfortably proportioned and has an en-suite bathroom.

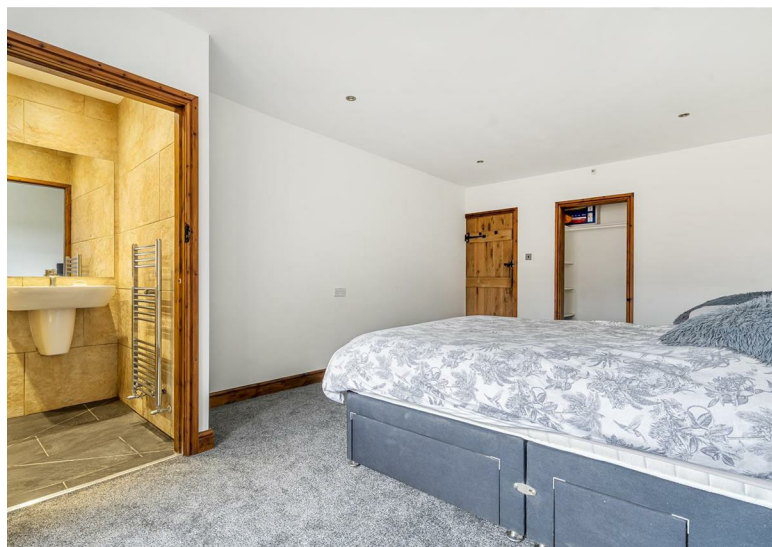
Outside the front parking forecourt is extra large and would easily accommodate a caravan, motorhome etc. There is a garage located to the rear, which includes an adjoining store. For those who enjoy tinkering there is an excellent purpose built workshop which has a store room off. The gardens are provided predominantly to the rear and take advantage of the lovely views.

ENCLOSED PORCH

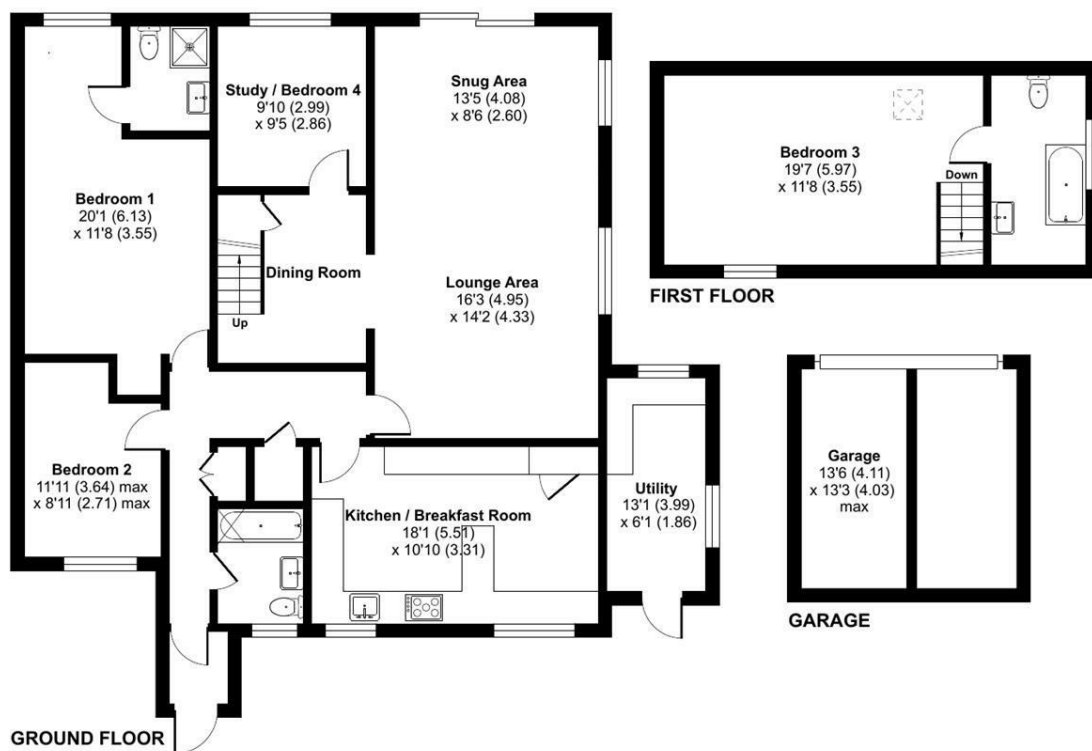
With tiled floor.

RECEPTION HALL

L shaped. With terracotta style tiled floor, built-in cloaks cupboard, built-in airing cupboard with slatted shelving.



Approximate Area = 1571 sq ft / 145.9 sq m
 Garage = 178 sq ft / 16.5 sq m
 Outbuilding = 80 sq ft / 7.4 sq m
 Total = 1829 sq ft / 169.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1261946



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



4 Bedroom/s



3 Bath/Shower
Room/s



KITCHEN/BREAKFAST ROOM

Beautifully fitted out and comprising extensive solid oak worktops with upstand and built-in sink unit. A good selection of contemporary high gloss cream coloured face base and eye level units comprising cupboards, drawers and wine rack. One unit contains pull out drawers, one with carousel trays and another contains the recycling waste bins. ELECTRIC BELLING RANGE COOKER (5 ring ceramic hob and warming plate), TWO OVENS, GRILL and STORAGE, glazed splashback and BELLING EXTRACTOR HOOD. ZANUSSI DISHWASHER. An additional range of matching storage cupboards with BUILT-IN MULTI FUNCTIONAL MICROWAVE OVEN and INTEGRATED FRIDGE/FREEZER. Matching solid oak breakfast bar with upstand, oak flooring, feature exposed part brick wall, built in pantry cupboard, ceiling downlighters.

UTILITY ROOM

With tiled floor, fitted worktop with base and eye level storage cupboards, space and plumbing for washing machine, space for tumble dryer, space for upright fridge/freezer, secondary front entrance door.

OPEN PLAN LOUNGE/SNUG

With feature exposed oak beamed ceiling, terracotta style tiled floor, brick fireplace with Villager wood burning stove having back boiler which serves part of the central heating system. Quarry tiled hearth, attractive oak mantel, matching brick plinth to one side with recess storage and TV shelf, fitted oak shelving over. Twin window aspect with inset wall beams over, double glazed sliding patio door leading out to the rear garden and also providing lovely distant views across Shropshire.

From the Open Plan Lounge/Snug an open oak frame feature leads through to:

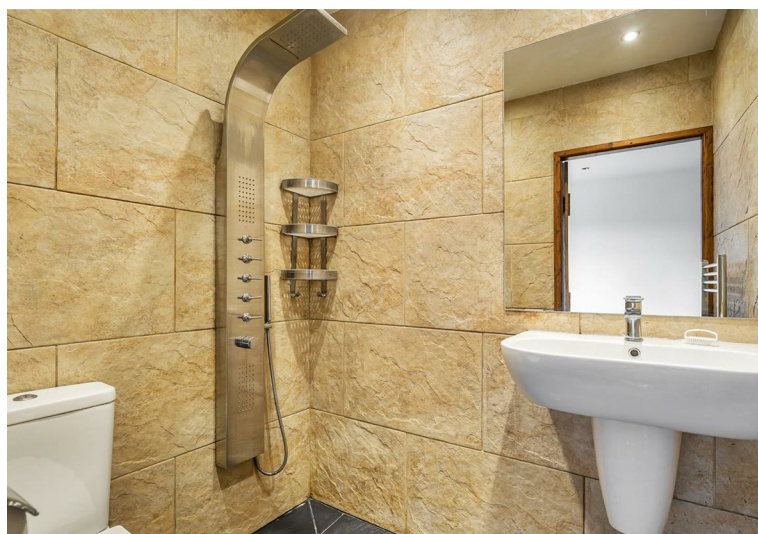
DINING ROOM

With matching terracotta style tiled floor, exposed oak beamed ceiling, feature exposed brick/oak beamed feature wall, oak panelling to staircase with door opening onto the foot of the staircase.

STUDY/BEDROOM 4

With rear window aspect.

Leading off the Reception Hall doors give access to:



PRINCIPAL BEDROOM 1

Spaciously proportioned with ceiling downlighters, built-in open fronted wardrobe, rear window aspect, ample space for additional fitted wardrobes, if required.

EN-SUITE WET ROOM

With tiled floor and centre drain, tiled walls with wall mounted direct feed spa shower with multiple functions and hand held attachment. Wall hung wash hand basin with fitted mirror over, close coupled WC. Ceiling downlighters, chrome ladder radiator.

BEDROOM 2

With oak effect laminate flooring, built-in wardrobe with curtained screen, feature decorated wall.

From the Dining Room a door gives access to:

LOBBY

With staircase rising to:

ATTIC BEDROOM 3

With sloping ceiling, dormer and Velux windows. The dormer window provides stunning elevated views across open countryside, access to eaves storage space.

EN-SUITE BATHROOM

With roll top bath set on claw feet, wall hung wash hand basin, close coupled WC. Chrome heated towel rail, exposed pine boarded floor.

OUTSIDE

The property is approached along a tarmac private entrance driveway (right of way in favour of one other neighbouring property). This then leads onto the main parking forecourt area with generous parking space for multiple vehicles. The area is partially bounded by the wall incorporating pillars. Adjacent lies a regular shaped lawn with centre feature ivy. To the borders are wall climbing plants and a selection of shrubs.

Leading from the lawn a wrought iron gate with steps leads down to a lower level part flagged storage/garden area with timber LOG STORE, aluminium framed GREENHOUSE, growing bed, apple tree. Corrugated iron STORE.

GARDEN STORE

This is excluded from the sale.

**MAIN WORKSHOP**

Approx. 20'1 x 11'5. With concreted floor, metal insulated panelled walls, power and lighting, communicating door to:

ADJOINING STORE ROOM

59'0" x 29'6" x 19'8" x 22'11" approx. (18'9 x 6'7 approx.)
With lighting, external cold water tap.

GENERAL REMARKS**FIXTURES AND FITTINGS**

The fitted carpets as laid, window blinds and light fittings are included in the sale. Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating system with part solid fuel (wood burning stove) central heating. None of these have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band D.

VIEWINGS

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

FOR SALE

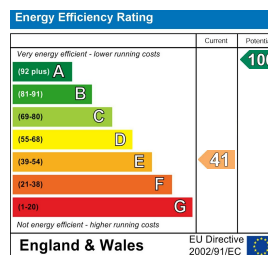
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

Oswestry Sales

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