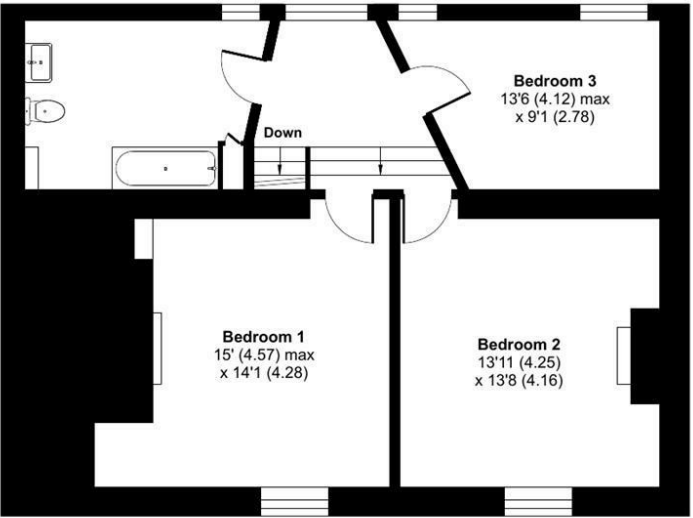
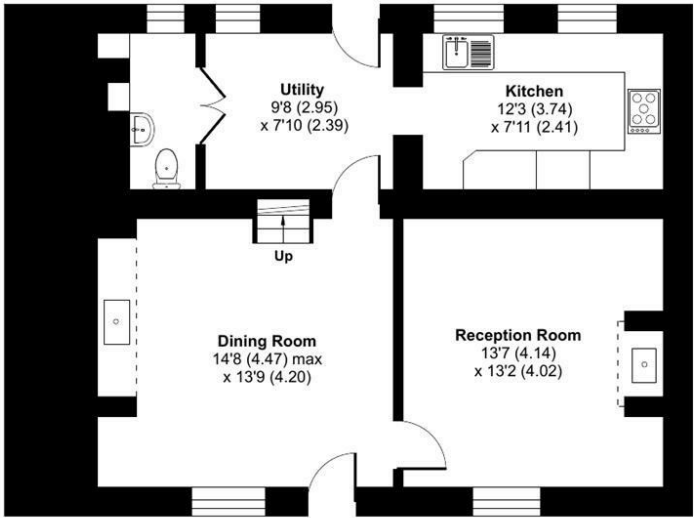


FOR SALE

Cross House, Trefonen, Oswestry, SY10 9DZ



Approximate Area = 1295 sq ft / 120.4 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). © n\checon 2025. Produced for Halls. REF: 1290156

FOR SALE

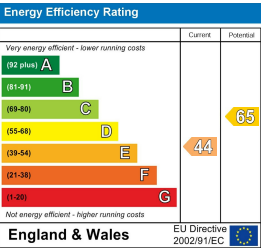
Offers in the region of £362,500

Cross House, Trefonen, Oswestry, SY10 9DZ

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@hallsgb.com



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01691 670 320



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



- **Lovely 18th Century Period Home**
- **Exposed Beams & Fireplaces**
- **Three Bedrooms Over Three Floors**
- **Well-Equipped Kitchen with Range Master**
- **Mature Garden with Fruit Trees**
- **Stone Outhouse & Two Garden Sheds**

DESCRIPTION

Halls are delighted with instructions to offer Cross House in Trefonen.

Cross House is a charming and characterful period property, combining original features with modern comforts in a peaceful village setting. Beautifully presented throughout, the home offers generous living accommodation arranged over multiple levels, including three well-proportioned double bedrooms. The interiors showcase exposed beams, original fireplaces, and attractive flooring. With a lovely mature garden, stone-built outbuildings, and thoughtfully retained period detail, this is a rare opportunity to acquire a distinctive and welcoming home full of warmth and character.

SITUATION

Trefonen is a popular rural village enjoying good amenities including a Convenience Store and Post Office, Primary School, Parish Church, Public House, Village Hall and Bus Service. The market town of Oswestry is 2.5 miles distance and provides a wider variety of shopping and leisure facilities. The County town of Shrewsbury is in easy daily driving distance, as are the other local centres of employment such as Welshpool and Newtown, Wrexham, Chester, Liverpool, Telford.

W3W

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SCHOOLING

The area offers excellent educational opportunities, including Trefonen C of E Primary School in the village, The Marches School in Oswestry, and the independent Oswestry School for pupils aged 4–18. It's an ideal setting for young families seeking quality education close to home.

DIRECTIONS

From Oswestry town centre, head west on the B4579 (Upper Brook Street), following signs for Trefonen. Continue onto Trefonen Road and proceed for approximately 3 miles. Upon entering Trefonen, continue straight through the village. Cross House is located near the junction of Treflach Road and Bellan Lane.

THE PROPERTY

A wooden panelled front door opens into the welcoming dining room, with cream carpet, front-facing double-glazed window, exposed white beams, and an open inglenook fireplace with log burner on a slate hearth.

The lounge continues the period charm with a stable oak door, cream carpets, front window, exposed beams, and a second fireplace with log burner on a stone hearth.

The kitchen is well-fitted with wall and base units, beech worktops, tiled splashbacks, Neff double oven, Range Master gas hob, and space for appliances. Two rear-facing windows and exposed beams add character. Off the kitchen, the utility area includes original tiled flooring, a WC with hand basin, a retired bread oven, and access to the garden.

Original oak flooring leads to the landing, with rear window and access to the principal bathroom, which features a grey slate floor, shower over bath, WC, airing cupboard with boiler, and heated towel rail.

Bedroom 3 has carpeted flooring, dual rear-aspect windows, and stairs to Bedroom 2, which enjoys oak flooring, a front window, and an open cast iron fireplace with recesses either side.

The principal bedroom is spacious, with oak flooring, built-in storage flanking another cast iron fireplace, and a double-glazed window providing natural light.

OUTSIDE

The garden at Cross House is a true highlight, featuring a mix of gravelled, slabbed, and turfed areas. It offers a charming and well-established outdoor space, featuring an abundance of seasonal flowers, mature planting, and fruit trees. Enclosed by a charming old stone wall, the outside space also benefits from a stone-built outhouse and two garden sheds. An LPG tank serves the property's heating, and on-street parking is available to the front.

THE ACCOMMODATION COMPRISES:

Ground floor - Dining Room, Kitchen/Utility Room, Reception Room
First floor - Bedroom 1, Bedroom 2, Stairs up to Bedroom 3 and Family Bathroom

SERVICES

Mains water, electricity and drainage are understood to be connected. The gas is private. None of these have been tested.

LOCAL AUTHORITY

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently banded in Council Tax Band C - Shropshire Council.

4 ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

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