



THE GROVE

CITY LANE | FOUR CROSSES | POWYS | SY22 6RJ





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Oswestry 7 miles | Wrexham 20 miles | Shrewsbury 16 miles | Chester 33 miles
(all mileages are approximate)

A MOST APPEALING AND TASTEFULLY PRESENTED DETACHED PERIOD
FAMILY HOUSE WITH EXTENDED ACCOMMODATION, A VARIETY OF
TRADITIONAL FEATURES, OUTBUILDINGS & STUNNING GARDENS

Beautifully Presented Period Home
A Host of Original Features
Linked Converted Barn
Double Carport, Twin Workshop & Stores
Delightful & Extensive Gardens



Oswestry Office

20 Church Street, Oswestry, Shropshire,
SY11 2SP

T: 01691 670320

E: oswestry@halls.gb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

The Grove is a fine example of an early 19th Century period detached house, offering striking architectural features, whilst the house is then further complemented by the linked converted barn, which offers particularly versatile accommodation with excellent scope for use in connection with a home business, dependent relative accommodation, studio or simply as additional complementary accommodation to the existing house.

The handsome front elevation incorporates a symmetrical layout of well-balanced windows, together with a central door. The main house roof was reroofed in 2025 and the property is in all 0.39 Acre.

SITUATION

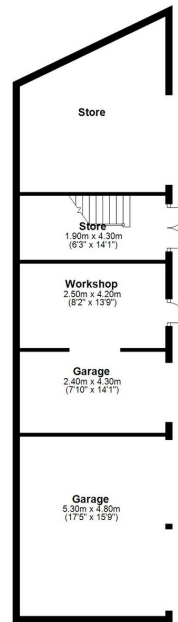
The property is most attractively situated, quietly tucked away on the fringe of the village, which nestles on the Shropshire/Powys border. The property is also positioned adjacent to open farmland and the surrounding area is noted for its scenic countryside, which offers a range of outdoor pursuits with some excellent walks in the area and ready access available to Mid Wales and the coast.

The village itself and the surrounding area offers a number of local amenities including pubs, convenience store/fuel station, church and primary school. The property is centrally situated also for access to the busy towns of Oswestry, Shrewsbury and Welshpool, all of which offer a comprehensive range of shopping, leisure and social facilities. Commuters have easy access to a number of areas of commerce. Beyond Shrewsbury the M54 leads through to Telford and there onto the West Midlands, whilst to the north, routes link via Wrexham to Chester.

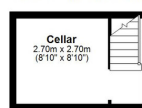
PROPERTY

The accommodation itself is quite spacious with comfortable proportions and is beautifully presented. There is an impressive reception hall with an excellent cellar which has been tanked out. There are two formal

Outbuildings
Approx. 74.0 sq. metres (798.6 sq. feet)



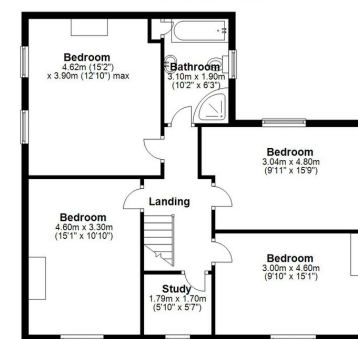
Cellar
Approx. 9.9 sq. metres (106.6 sq. feet)



Ground Floor
Approx. 150.6 sq. metres (1641.3 sq. feet)



First Floor
Approx. 80.2 sq. metres (862.6 sq. feet)



reception rooms with imposing fireplaces. The dining room links directly to a garden room which takes advantage of the aspect over the lovely gardens and has a return door through to a useful-sized breakfast/kitchen and then links through to a large utility room. A rear hallway off the lounge then provides the link through to the converted barn which currently is utilised as a studio with separate family room and a shower/wet room. The front area to the family room is understood to be plumbed for

kitchenette facilities if required.

On the first floor, the four bedrooms are all well balanced and there is a small study off the landing, together with the main family bath/shower room.



GARDENS

These are provided around the house and include a brick pavier patio area leading off the car parking area and includes two shrubbery beds, together with a BRICK WELL with electric water pump and ornamental PERIOD CAST IRON WATER PUMP. The main garden area lies to three sides of the house and these have been extensively landscaped and beautifully stocked, including various shaped lawns partially divided by pathways, whilst incorporating a selection of specimen trees. A centre feature to the garden is an attractively designed shrubbery bed with meandering pathways. Box privet hedge feature.

On various borders are mixed shrubbery and herbaceous beds, together with a selection of specimen trees. Adjacent to the house is an extensive STONE-FLAGGED PATIO ideal for barbecues and outdoor dining and includes a TIMBER-DECKED SEATING AREA with power point. To the front of the house is a further slate landscaped area with shrub borders and the central block pavier approach pathway, a selection of specimen trees including a lovely Monkey Puzzle tree.

The vegetable garden is specifically designed for ease of maintenance and includes numerous raised planting beds divided by gravel paths, together with a traditional timber/glazed GREENHOUSE. Plastic STORAGE SHED and timber GARDEN SHED. External sited oil tank.

SCHOOLING

The area offers a wide choice of schools, including Kinnerley and Llanymynech primaries, The Marches School, and Oswestry School. Further options include Moreton Hall, Ellesmere College, Adcote, Packwood Haugh, Shrewsbury School, and Kings and Queens in Chester.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains electricity, water and drainage are understood to be connected. Oil fired central heating. None of these have been tested.

LOCAL AUTHORITY

Powys County Council, County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG.

Tel: 01597 826000.

COUNCIL TAX

Council Tax Band – G

ANTI-MONEY LAUNDERING 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. Thank you.



DIRECTIONS

From Oswestry, take the A483 towards Welshpool, passing through Pant and Llanymynech. At the Four Crosses roundabout, take the first exit for Llandrinio (B4393), then bear right at the mini roundabout. Turn right into City Lane, and the property is directly ahead.

VIEWINGS

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

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



