

FOR SALE

£895,000

Everglades, Brynhafod Lane,
Oswestry, Shropshire, SY11 1SH

This individual detached home providing in excess of 4300 sq. ft and set in a plot of 0.6 of an acre enjoys a prime location close to the Town Centre. Ideal two family home or B&B. Comprises Reception Hall, 3 Reception Rooms, Kitchen, Utility, Cloakroom, Shower Room, Sauna, Gym, Galleried Landing, Main Bedroom with Ensuite, 4 further Bedrooms, Luxury Bathroom. 2 letting Suites. Mature Grounds, 2 Bedroom Cabin, Double Garage, Parking.





- **Spacious Detached House**
- **Superb Mature Grounds**
- **Two Bedroom Log Cabin**
- **Solar Panels & Central Heating**
- **Five Bath/Shower Rooms**
- **Early Viewing Recommended**

LOCATION

Oswestry is a thriving market town, providing a good range of shopping and leisure facilities, and affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the Northwest.

The property is located on Brynhafod Road with a Bridle Path running along side the boundary, this path leads to direct access to the countryside.

DIRECTIONS

From the Halls office proceed to the set of traffic lights and turn right proceed and take a left on to Plough Bank, proceed on this road until reaching Willow Street cross roads, proceed straight over. Continue and take your third turning right into Brynhafod Road, proceed passing Llanforda Rise to your left hand side then turn left into Brynhafod Lane where the property will be location.

THE PROPERTY

This spacious detached property is currently a Boutique Hotel with four guest suites and a log cabin however, this property could easily be a spacious detached house with annexe accommodation or serve as a B&B.

COVERED ENTRANCE PORCH

A pitched Covered Entrance with high quality door with side windows leading into:

RECEPTION HALL

A spacious entrance providing access through to the Living Accommodation to the Main Residence. Access into the Garage, solid oak floor.

LOUNGE

15'9" x 14'5" (4.80m x 4.40m)

With large ceiling to floor UPVC double glazed doors leading out to the South East Facing front terrace, vaulted ceiling, solid oak floor.

HOME OFFICE

12'6" x 12'2" (3.80m x 3.70m)

With UPVC double glazed window to the front elevation.

DINING ROOM

10'10" x 10'10" (3.30m x 3.30m)

With UPVC double glazed window to the rear elevation.

STUDY

With fitted work stations.

SHOWER ROOM

5'11" x 11'10" (1.80m x 3.60m)

Comprising a three piece suite providing shower unit, low flush WC, wash hand basin, Travertine tiled floor and walls, electric underfloor heating, recessed cupboards providing a good amount of storage space.

KITCHEN BREAKFAST ROOM

10'10" x 20'0" (3.30m x 6.10m)

The Kitchen comprises a comprehensive range of fitted base and wall units with granite worktops over and splashbacks, finished to a high specification with space saving features, integrated dishwasher, integrated over, five ring hob, tiled floor, UPVC double glazed window to the rear elevation, UPVC double glazed French doors leading out to the rear gardens.

UTILITY ROOM

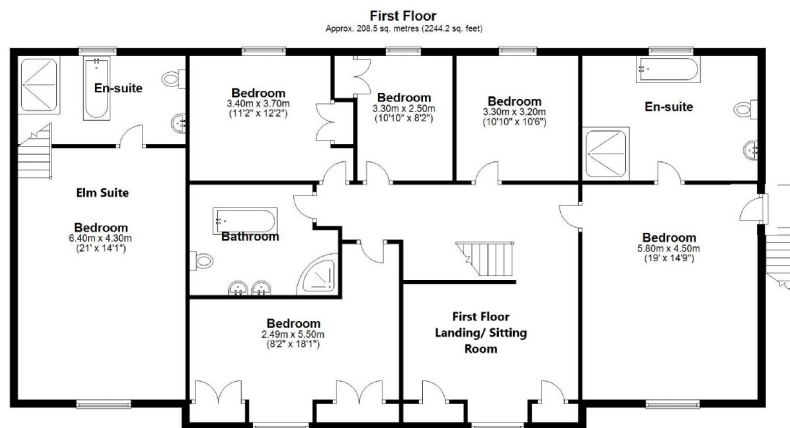
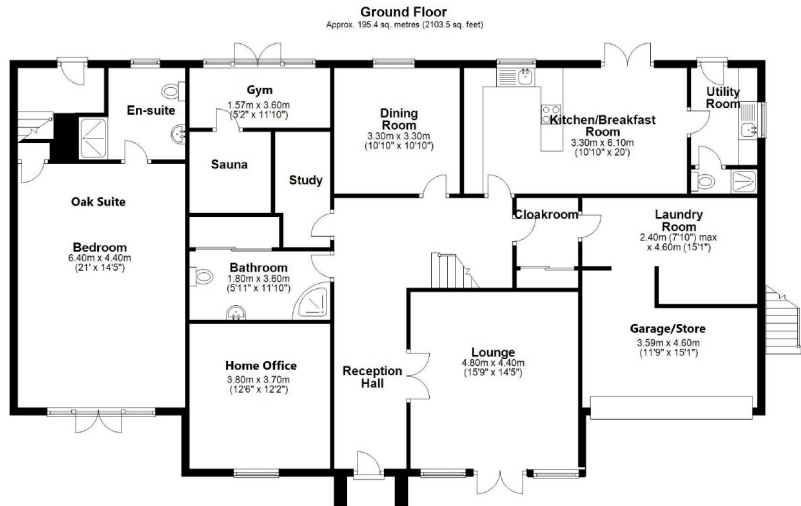
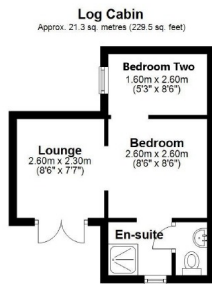
With UPVC double glazed door leading out to the rear gardens, UPVC double glazed window to the side elevation, units fitted for storage, single sink drainer unit, space for appliances.

CLOAKROOM

Comprising a two piece suite.

FINNISH SAUNA

Full size Sauna.



Total area: approx. 425.2 sq. metres (4577.2 sq. feet)

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.



5 Reception
Room/s



9 Bedroom/s



6 Bath/Shower
Room/s



GYM

5'2" x 11'10" (1.57m x 3.60m)

With UPVC double glazed French doors leading out to the rear gardens.

FIRST FLOOR/SITTING ROOM

With UPVC double glazed window to the front elevation, fitted cupboards for storage. Oak staircase.

MAIN BEDROOM

11'2" x 12'2" (3.40m x 3.70m)

With UPVC double glazed window to the front elevation, UPVC double glazed door leading out to a separate entrance, extensive fitted wardrobes and storage. This Bedroom Suite has been used as a separate B&B Bedroom.

LUXURY ENSUITE BATHROOM

Comprising a four piece suite providing a low flush WC, wash hand basin, shower unit, feature Victoria & Albert bath, electric underfloor heating, UPVC double glazed window to the rear elevation, Travertine tiled floor, travertine tiled walls.

BEDROOM TWO

10'10" x 8'2" (3.30m x 2.50m)

With UPVC double glazed window to the rear elevation, fitted wardrobe providing a good amount of hanging and storage space with mirror glazed doors.

BEDROOM THREE

8'2" x 18'1" (2.49m x 5.50m)

With UPVC double glazed window to the front elevation.

BEDROOM FOUR

10'10" x 10'6" (3.30m x 3.20m)

With UPVC double glazed window to the rear elevation, fitted wardrobe providing a good amount of hanging and storage space.

LUXURY BATHROOM

Comprising a five piece suite providing a low flush WC, twin wash hand basin set on a vanity unit, shower unit, feature freestanding Victoria & Albert bath, UPVC double glazed window to the rear



elevation, Travertine tiled floor, travertine tiled walls.

SUITE ONE (OAK)

21'0" x 14'5" (6.40m x 4.40m)

Accessed via UPVC double glazed French doors to the front elevation with a view of the South East facing grounds and terrace. Fitted storage cupboards.

LUXURY ENSUITE SHOWER ROOM

Comprising a three piece suite providing a shower unit, wash hand basin set within vanity unit, low flush WC, UPVC double glazed window to the rear elevation.

SUITE TWO (ELM)

21'0" x 14'1" (6.40m x 4.30m)

Accessed via UPVC double glazed door to the rear elevation with a patio area. Stairs lead to the Suite which has a valued ceiling and UPVC double glazed window to the front elevation, Fitted storage cupboards.

LUXURY ENSUITE BATHROOM

Comprising a four piece suite providing a shower unit, wash hand basin set within vanity unit, low flush WC, freestanding bath, waterproof TV, UPVC double glazed window to the rear elevation.

GARDENS AND GROUNDS

From the lane level a drive sweeps through the original Victorian stone entrance gates and the drive leads up to the parking area and to the front of the property.

The whole site extends to approx 0.60 of a acre and comprises mature landscaped grounds which are mainly laid to lawn for ease of maintenance with various outside sitting and dining areas to take advantage of the morning, afternoon and evening sunshine. The gardens have extensive lighting installed. Some trees are protected by a preservation order. There is also a CCTV 6 camera system installed.



LOG CABIN

This detached Log Cabin offers additional delightful accommodation comprising a sitting area, two bedrooms and a shower room, outside terrace.

LOUNGE

8'6" x 7'7" [2.60m x 2.30m]

With UPVC double glazed patio doors to the front elevation, wooden floor.

BEDROOM ONE

8'6" x 8'6" [2.60m x 2.60m]

With wooden floor

EN SUITE

With UPVC double glazed window to the front elevation, wooden floor, shower cubicle, low flush WC, wash hand basin.

BEDROOM TWO

5'3" x 8'6" [1.60m x 2.60m]

With UPVC double glazed window to the side elevation, wooden floor.

CLOAK ROOM

With integrated wardrobe.

LAUNDRY ROOM

7'10" max x 15'1" [2.40m max x 4.60m]

With boiler inset.

GARAGE/STORE

11'9" x 15'1" [3.59m x 4.60]

Providing ample storage space. Caravan electric hook up point.

WORKSHOP

Of timber construction providing a good amount of storage space.

SOLAR PANELS

15 Solar Panels installed 8 years ago, linked to un-vented heating system for hotwater.

HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples; Passport/Photographic Driving Licence and a recent Utility Bill.

VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office, TEL [01691] 670320.

Due to Covid-19 if viewings take place, these can only commence adhering to strict social distancing measures. No viewings can commence unless both vendor and viewer have agreed and read the government guidelines. Halls will provide these guidelines and all parties need to confirm they are in agreement with the guidelines in writing.

TENURE

We understand from the vendor(s) that the property is Freehold, confirmation of this should be sought by the prospective purchasers solicitor.

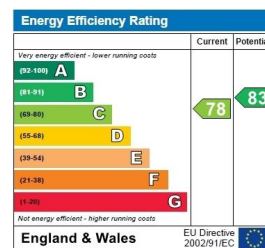
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a 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 Ratings



01691 670 320

Oswestry office:
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