



Bron Y Wern, Trefonen, Oswestry, Shropshire, SY10 9DZ

**Bowen Son
and Watson**

with **Kent Jones**

Bron Y Wern, Trefonen, Oswestry, Shropshire, SY10 9DZ

Offers in the region of £585,000.

A characterful and spacious 4/5 bedroom detached property situated in a picturesque rural location on the fringes of Trefonen with open countryside bordering the gardens.

The property retains a wealth of features and provides most comfortably appointed accommodation extending to 4 or 5 bedrooms as required. Externally the gardens are beautifully presented and extend to circa 0.50 acres, including an orchard located to the other side of the driveway which is subject to a right of way.

There is also a stone outbuilding which offers great potential for conversion to small annex or holiday cottage subject to obtaining the necessary planning consents. Early inspection is highly recommended by the sole selling agent.

General Remarks

Bowen Son and Watson with Kent Jones are delighted with instructions to offer Bron Y Wern on the fringes of Trefonen for sale by private treaty. The property is ideally located bordered by open countryside with easy access to the village's amenities.

The living accommodation links well with the private gardens while there is ample off road parking provision. In conclusion, Bron Y Wern provides the perfect balance of country living combined with proximity to local centres.

Location

The property is situated on the fringes of the popular village of Trefonen. The village itself has an excellent range of amenities including shop/post office, primary school, public house and church.

A wide range of shops and amenities can be found in the nearby market town of Oswestry whilst easy access onto the A5/A483 provides direct links to the larger towns of Shrewsbury, Wrexham and the City of Chester. The nearby

train station at Gobowen provides links to the larger centres of Birmingham, Manchester and Liverpool.

Accommodation

Steps lead from the gardens to the front porch with part glazed door into:

Hall

13' 2" x 7' 1" (4.01m x 2.15m)

Tiled floor, staircase to first floor landing, radiator and doors off to:

Living Room

22' 2" x 13' 3" (6.76m x 4.05m)

Multi fuel burner, wood flooring, two radiators and TV point.

Study/Sitting Room

11' 11" x 10' 1" (3.63m x 3.08m)

Exposed beams, built in storage cupboard, radiator, wood flooring and telephone point.

Dining Room

20' 5" x 8' 6" (6.22m x 2.59m)

Radiator, tiled flooring and opening into:



Kitchen

16' 3" x 6' 11" (4.95m x 2.10m)

Range of fitted base/eye level wall units with worktops over and inset 1.5 bowl ceramic sink/drainers. Space for cooker with extractor hood over, space/plumbing for washing machine, dish washer and fridge freezer. 'Worcester' oil fired boiler, tiled floor, part tiled walls, radiator and door to:

Side Entrance Porch

Tiled floor, door to gardens and separate door to:

Cloakroom

Low level flush w.c., wash hand basin, tiled floor and radiator.

Staircase to first floor landing

Access to loft space and doors off to:

Bedroom One

13' 0" x 13' 6" (3.96m x 4.11m) max

Wood flooring, radiator and views of countryside to front.



Bedroom Two

12' 6" x 10' 5" (3.80m x 3.17m)

Wood flooring, radiator and views of countryside to front.

Bedroom Three

13' 5" x 9' 2" (4.08m x 2.79m)

Wood flooring, radiator and views of countryside to side.

Bedroom Four

10' 11" x 8' 10" (3.34m x 2.70m)

Wood flooring, radiator and door to:

Bedroom Five

16' 2" x 6' 11" (4.94m x 2.10m)

Wood flooring, radiator and door to:

En Suite

6' 11" x 4' 0" (2.12m x 1.23m)

Suite comprising shower cubicle with mixer shower, wash hand basin and low level flush w.c. Radiator and extractor fan.



Family Bathroom

8' 11" x 5' 9" (2.71m x 1.75m)

Suite comprising panel bath with shower attachment, pedestal wash hand basin and low level flush w.c. Tiled floor, part tiled walls and radiator.

Stone Outbuilding

The stone outbuilding is located to the side of the main house and briefly comprises - Room One (3.40m x 2.40m) and Room Two (2.50m x 2.32m). There are light, power and water supplies to the building.

Outside

The property is approached via an access track leading across the adjoining field. This provides access to a parking area with the orchard on one side and the mature gardens to the other. The gardens include lawns, mature trees, shrubs and flowering beds while there is also an enclosed chicken coup.



Tenure

We are informed that the property is freehold subject to vacant possession on completion.

EPC Rating

EPC Rating - Band 'E' (43).

Council Tax Band

Council Tax Band - 'E'.

Local Authority

Shropshire County Council.

Directions

From Oswestry town centre proceed along Upper Brook Street continuing past Oswestry School and onto the Trefonen Road.

Continue into Trefonen and just before leaving the village, opposite the property known as The Chase, the field gate to access the driveway to the the property will be found on the right hand side.

Proceed through this gate (closing it behind you) and follow the track across the field where the property will be found on the right hand side.



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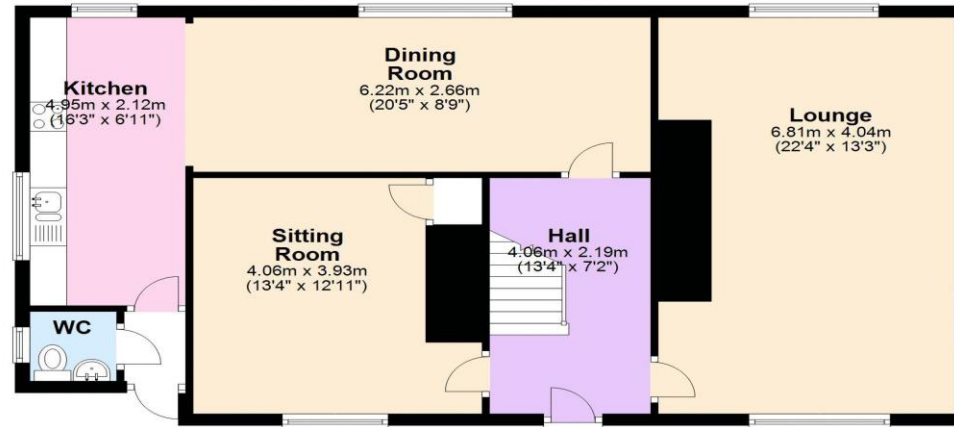
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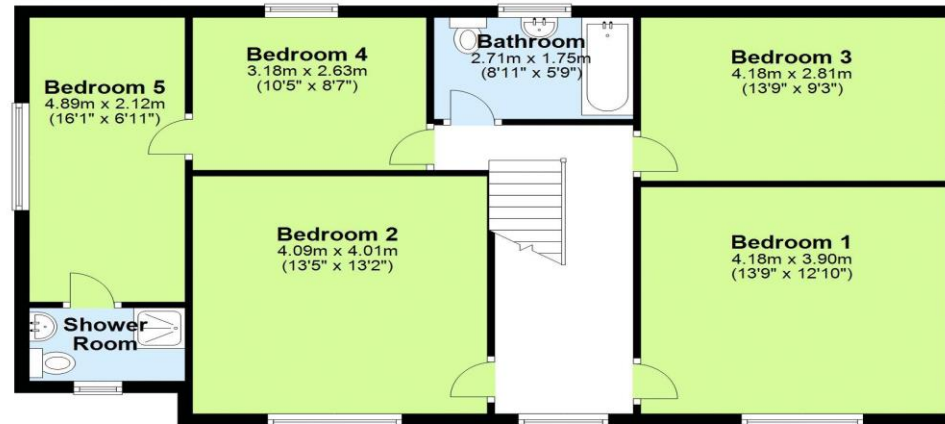
Ground Floor

Approx. 84.5 sq. metres (909.5 sq. feet)



First Floor

Approx. 83.9 sq. metres (902.7 sq. feet)



Total area: approx. 168.4 sq. metres (1812.2 sq. feet)

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavor to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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