

# BOWEN

PROPERTY SINCE 1862



Asking Price £395,000

🏠 3 Bedrooms 🚿 1 Bathroom

Ivy Cottage, Wootton, Queens Head,  
Oswestry, Shropshire, SY11 4LH

## Ivy Cottage, Wootton, Queens Head, Oswestry, Shropshire, SY11 4LH

### General Remarks

An ideally located and characterful three bedroom detached country property, offering outlooks over open countryside to both the front and rear. The location allows for all the benefits of country living, yet the property is only just over half a mile from the Queens Head junction with the A5 and is also 1.5 miles from West Felton and 3 miles from Whittington.

Internally the property offers potential for purchasers to personalise the spacious accommodation in line with their requirements, while externally the gardens adjoin the fields to the rear. Early inspection is essential as the property is offered for sale with no onward chain.

**Location:** Ivy Cottage is situated in a peaceful rural location at Wootton near Queens Head. Easy access onto the A5 provides a direct link to the nearby market town of Oswestry (4 miles) and the historic county town of Shrewsbury (15 miles), which both offer a comprehensive range of shopping and leisure amenities.



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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 endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

The local primary school is situated in West Felton and the property is currently situated within the catchment for the well respected Corbet Secondary School situated in nearby Baschurch (8 miles). The renowned Packwood Haugh, Oswestry School and Morton Hall School are also nearby.

### Accommodation

A covered porch with oak door leads into:

**Hall:** Radiator, stairs to first floor landing and doors off to:

**Cloakroom:** Low level flush w.c., wash hand basin and radiator.

**Boiler Room/Rear Porch:** 9' 9" x 3' 11" (2.97m x 1.20m) Oil fired boiler, fitted wall cupboards and part glazed door to rear.

**Utility:** 8' 3" x 3' 11" (2.51m x 1.19m) Fitted base units with worktops over and inset stainless steel sink unit. Space/plumbing for washing machine, radiator and understairs storage area.

**Kitchen/Breakfast Room:** 16' 9" x 11' 6" (5.11m x 3.51m) max Range of fitted base/eye level wall units with worktops over and inset 2 bowl stainless steel sink/drain. Integrated double oven and separate hob with extractor hood over. Space for fridge and freezer, wood burner located in breakfast area fireplace, radiator, beams to ceiling and door to:

**Dining Room:** 17' 7" x 8' 11" (5.36m x 2.71m) Radiator, beams to ceiling, glazed door to rear gardens and separate door to:

**Lounge:** 20' 1" x 12' 10" (6.13m x 3.91m) max Inset log burner with brick surround and tiled hearth. 3 radiators, TV point, beams to ceiling and views of countryside to front, side and rear.

**Stairs to first floor landing:** Access to loft space, beams to ceiling, radiator and doors off to:

**Bedroom 1:** 13' 0" x 9' 8" (3.95m x 2.94m) Large built in wardrobe and radiator. Dual aspects with views of countryside at the front and rear.

**Bedroom 2:** 10' 1" x 8' 4" (3.07m x 2.53m) Airing cupboard with hot water cylinder/slatted shelving, separate built in wardrobe, telephone point and views of fields to the rear.

**Bedroom 3:** 9' 8" x 8' 9" (2.94m x 2.67m) max Radiator and views of fields to the rear.

**Bathroom:** 11' 7" x 4' 9" (3.53m x 1.44m) Suite comprising panel bath with electric shower over, inset wash hand basin with vanity cupboards beneath and low level flush w.c. Part tiled walls, radiator and views to rear.

**Garage:** 18' 10" x 10' 6" (5.75m x 3.19m) Double doors to front driveway, pedestrian door to rear and light/power facilities laid on.

**Outside:** The property is set within a good sized plot which runs adjacent to the access roadway. Overall the property extends to circa 0.16 acres with private gardens to both sides of the house itself.









The gardens currently include paved patios/seating areas bordered by flowering beds, gravelled beds and a path which leads around the property to the driveway at the front. The garden size could be further increased and the aspect improved by the removal/trimming of the conifers to the one side and the large fir trees to the other. With open countryside to both the front and rear, the aspects on offer are most notable features of the property.

**EPC Rating:** EPC Rating - Band 'F' (37).

**Council Tax Band:** Council Tax Band - 'E'.

**Local Authority:** Shropshire County Council.

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

**Directions:** From Oswestry take the A5 south towards Shrewsbury. At the Queens Head junction turn left signposted West Felton before turning immediately left again onto the B5009.

Continue for approximately 1/3 of a mile before taking the lane on the right. Proceed on this lane for approximately 1/4 of a mile where the property will be found on the right hand side.

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We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

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Total Area: 127.9 m<sup>2</sup> ... 1377 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

