



BOWEN

PROPERTY SINCE 1862

Offers in the region of £699,000

 4 Bedrooms  2 Bathrooms  Approx 1 Acre

Brooklands, Gwern-Y-Brenin, Maesbury,
Oswestry SY10 8AS

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General Remarks

Location: The property is situated in open countryside in the picturesque scattered village of Maesbury. The village itself has a range of local amenities including a popular Public House/Restaurant and Nursery. The market town of Oswestry (2 miles) offers an excellent range of shops, schools and other amenities. Easy access on to the A483 & A5 trunk roads provides direct routes to the larger centres of Shrewsbury, Wrexham and Chester as well as the motorway network. The nearby train station at Gobowen provides direct links to Manchester and Birmingham.

Accommodation: The property benefits from dual driveway's with one leading to the front of the house itself and another leading to the grounds to the rear. The house itself is constructed of an attractive red brick under a slate roof. A decorative open porch and stained glass timber door leads into the:

Accommodation

Entrance Hall: With parquet flooring, stairs to the first floor and doors off to adjoining rooms.



Lounge: 13' 4" x 11' 9" (4.067m x 3.587m) Carpeted room with dual aspect windows and doors to the side garden. Marble fireplace and two radiators.

Dining Room: 13' 4" x 13' 0" (4.068m x 3.958m) Quarry tiled flooring, Curved window to the front aspect, Ornate decorative fireplace housing a log burner, Radiator.

Kitchen: 12' 7" x 11' 6" (3.831m x 3.501m) An attractive country style fitted kitchen with matching base and glazed wall units with a with granite worktops over. Integrated Electric oven and induction hob, Belfast sink. Tiled flooring, leading door to the garden and:

Orangery: An attractive building constructed of metal frame with brick base. Currently with only external access, this room could easily be incorporated into the internal layout of the property. A door off the Kitchen leads into the:

Utility Room: 12' 9" x 12' 1" (3.893m x 3.674m) Quarry tiled floor, radiator, door to the garden.

Store Room/Pantry: 7' 10" x 7' 7" (2.394m x 2.309m) Quarry tiled flooring, single glazed window and door to side. Plumbing for washing machine/dishwasher.

Outside WC: Tiled flooring, wash hand basin and WC. Door off Main Hall to:

Cloakroom : With WC and Wash handbasin

Family/Living Room: 21' 7" x 11' 7" (6.590m x 3.543m) Parquet flooring, windows to the side aspect and two radiators.

Study: 8' 2" x 7' 3" (2.480m x 2.211m) Parquet flooring, built in desk space and shelving, radiator and single glazed window. A door off the Hall leads to stairs down to:

Cellar: Oil fired boiler, light and power. Stairs off the Main Hall lead to the:

First Floor Landing: Window to the front aspect, radiator and doors leading to:

Master Bedroom: 13' 4" x 12' 8" (4.072m x 3.872m) Window to the front elevation, radiator. Feature cast iron stove (which is not in use). Fitted wardrobe

En-suite: 8' 5" x 7' 9" (2.575m x 2.360m) Carpeted room with WC, vanity wash hand basin and bath with shower attachment.

Bedroom Two: 13' 4" x 12' 2" (4.065m x 3.709m) Built in wardrobe, window to the front aspect and a radiator.

Bedroom Three: 12' 6" x 12' 0" (3.806m x 3.670m) Built in wardrobe, window to the side, disused feature fireplace and a radiator.

Bedroom Four: 11' 8" x 9' 3" (3.558m x 2.818m) Built in cupboards, window to the side and a radiator.

Family Bathroom: 10' 1" x 8' 7" (3.067m x 2.617m) white suite comprising of a wash hand basin, WC, bath and separate shower cubicle. Tiled flooring, Storage cupboards, one of which houses the hot water tank.

Gardens & Grounds: The property sits in a 1 acre (0.405 ha) plot next to the River Morda and a picturesque weir, which would have formerly diverted water into the mill race which runs along the other side of the property. More formal lawned gardens with mature hedgerows around the property itself leads, into a more wooded area with a large tree house. A small foot bridge leads over the mill race and onto a paddock area which has a host of potential uses. Set within the grounds are:

The Log Cabin: A self contained Annexe comprising: Hallway, Door to front and side. Open Plan Room with Kitchen Units - Dual aspect windows, matching base









units, sink and drainer. Separate Room - Window to the front. Wet Room - WC, hand basin and shower with tiled walls.

Pool House: Detached building with swimming pool and WC/changing room. With electric.

Viewing Information: For further information or to arrange a viewing please contact the sole letting agents Oswestry office.

EPC Rating: EPC Rating 'E'(40)

Council Tax: Council Tax Band 'F'

Tenure: We are informed that the property is freehold with vacant possession available upon completion.

Directions: From Oswestry take the A483 before heading towards Maesbury/Knockin. Continue before taking the first turning right onto Ball Lane. Turn immediately right again and continue for around 1/4 mile where the property will be found on the right identified by the Agents board.

Agents Note: The property is situated within Flood Zone 3. For further details please contact the Selling Agents.

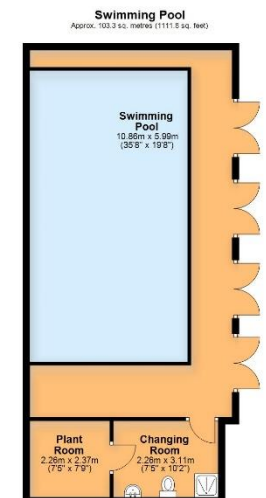
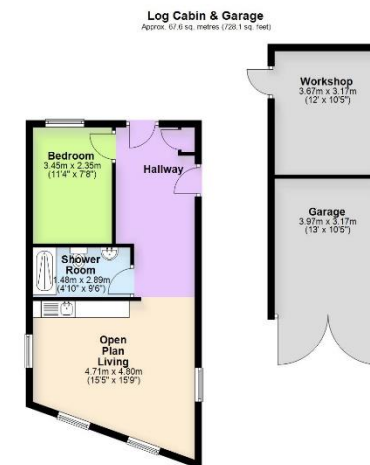


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BOWEN

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Total area: approx. 409.8 sq. metres (4410.8 sq. feet)

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We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

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