

BOWEN

PROPERTY SINCE 1862



Guide Price - £250,000

3 Bedrooms 1 Bathroom

Cartref, Blodwel Bank, Treflach,
Oswestry, Shropshire, SY10 9HR

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General Remarks

Bowen are delighted to offer this detached three bedroom country cottage situated in an elevated location near the sought after village of Treflach with stunning views of the surrounding countryside.

Set in just under 1/4 of an acre, the property has full planning permission granted (24/01358/FUL) for the erection of a new replacement dwelling, following demolition of the existing dwelling. Plans of the approved dwelling can be seen on Shropshire Council's Planning Portal or by contacting the selling agent.

With far reaching views from the south westerly facing plot, the sale of Cartref provides a rare opportunity to acquire a property which combines accessibility with all benefits of country living. There is ample off road parking provision and large gardens which again offer great scope for improvement.

The existing property could either be demolished and the replacement dwelling constructed as per the approved planning permission or alternatively, the



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35 Bailey Street Oswestry Shropshire SY11 1PX

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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.

existing dwelling could be refurbished/extended in line with a purchaser's requirements, subject to any required planning permission.

Location: The property is situated in a quiet rural location a short distance from the village of Treflach. The village itself has a public house whilst the nearby village of Trefonen also benefits from a shop/post office, village hall, public house and an excellent primary school.

The market town of Oswestry (3 miles) has a wider range of shops and amenities together with a host of excellent state and independent schools. Easy access onto the A5/A483 provide direct routes to the larger towns of Shrewsbury, Wrexham and the city of Chester. The train station at Gobowen has links to Birmingham and Manchester.

Accommodation

A part glazed door at the front of the property leads into:

Porch: With part glazed door into:

Living Room: 14' 10" x 10' 8" (4.51m x 3.24m) max Two radiators, multi fuel burner and door to:

Kitchen: 12' 8" x 9' 5" (3.86m x 2.86m) Oil fired Rayburn, fitted base units, stainless steel sink/drain, cupboard housing pressurised hot water cylinder, tiled floor and door to:

Utility: 13' 0" x 6' 0" (3.97m x 1.82m) max Base/wall units, tiled floor, part glazed door to front and separate internal door to:

Dining Room: 13' 6" x 8' 11" (4.12m x 2.73m) Quarry tiled floor, radiator and stairs to first floor landing.

First Floor Landing: With doors off to:

Bedroom 1: 10' 7" x 10' 4" (3.22m x 3.15m) Radiator, feature fireplace and views to front.

Bedroom 2: 12' 6" x 10' 11" (3.81m x 3.34m) max Radiator and views to front.

Bedroom 3: 10' 7" x 10' 10" (3.22m x 3.30m) Radiator, access to loft space and door to:

Bathroom: 10' 4" x 7' 10" (3.14m x 2.38m) max Panel bath with mixer shower over, pedestal wash hand basin and low level flush w.c. Airing cupboard with radiator and slatted shelving.

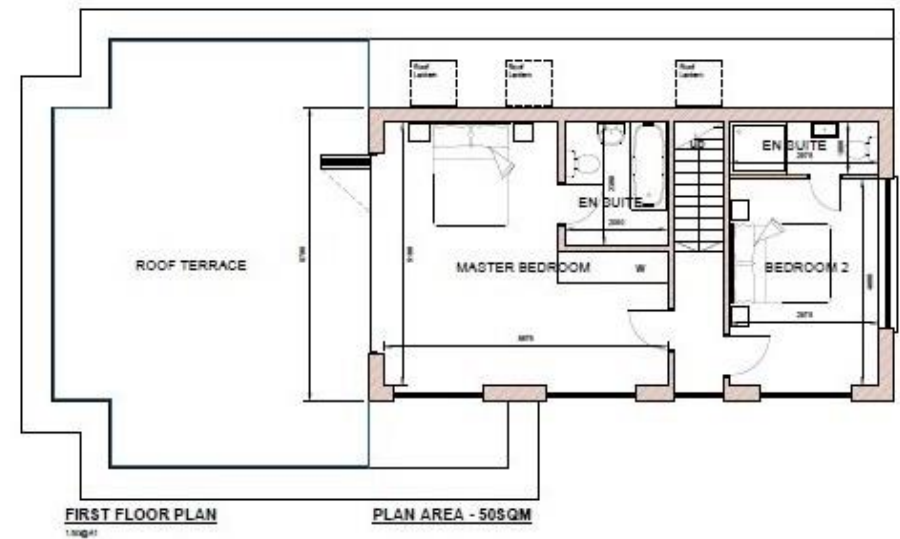
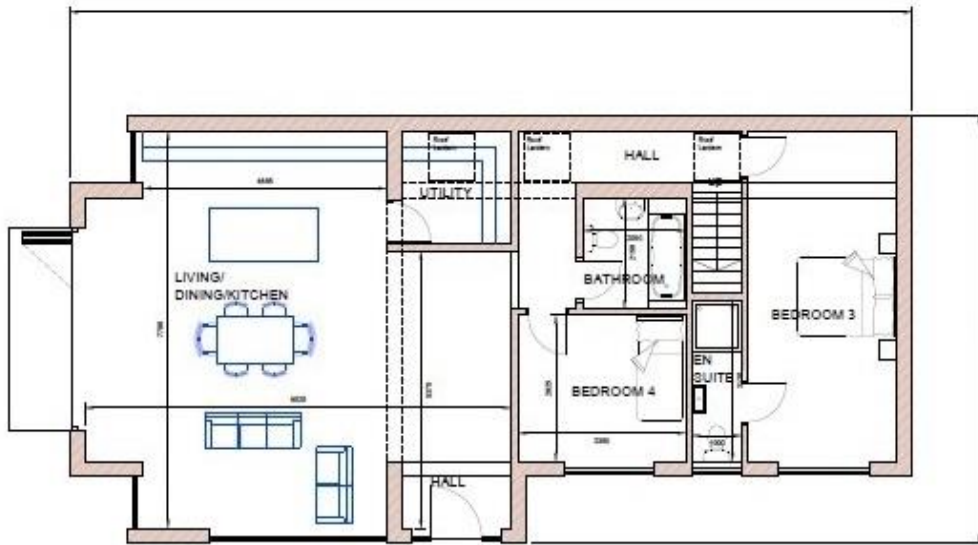
Outside: The property is approached over a sloping driveway which borders useful outbuildings and the surrounding gardens. The gardens include a raised area to the side of the property and additional grassed terrace to the other side of a mature hedge.

Planning Permission: Full planning permission was granted on the 18th July 2024 (Ref: 24/01358/FUL) for the demolition of the existing dwelling and the erection of a detached four bedroom replacement dwelling. Further details and the approved plans can be found by following the link below.

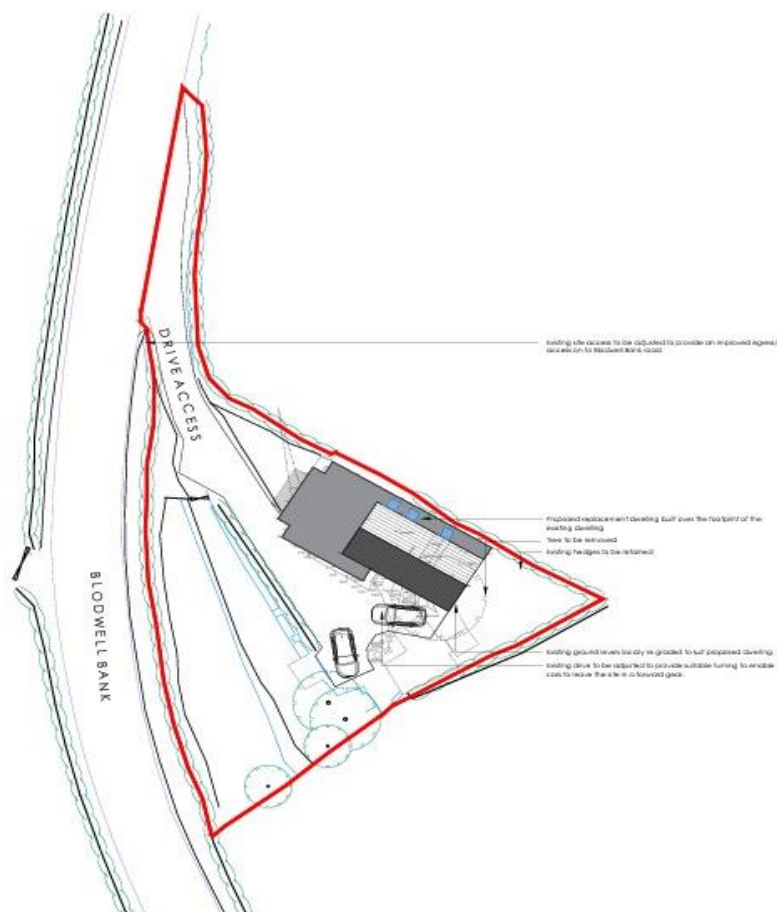
<https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?keyVal=SBBU7XTDGV00&activeTab=summary>







**FLOORPLAN FOR APPROVED REPLACEMENT DWELLING
UNDER PLANNING PERMISSION REF: 24/01358/FUL**



Alternatively, from the Mile End roundabout take the A483 signposted for Welshpool. When reaching the Llynclys crossroads, turn right signed posted Llansantffraid (A495). Proceed through the village of Llynclys and onwards through Porth Y Waen, before turning right at the crossroads (by a stone property) onto Blodwell Bank. Follow the road upwards and the property will be found on the right hand side.

What three words location:

<https://what3words.com/closed.cemented.booklet>

EPC Rating: EPC Rating - Band 'G' (7).

Council Tax Band: Council Tax Band - 'D'.

Local Authority: Shropshire County Council.

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

Services: We are informed that the property is connected to mains electricity, water and sewerage supplies subject to the statutory consents.

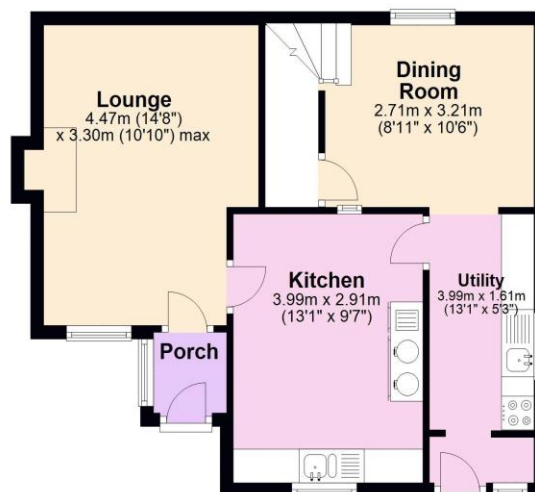
Directions: From Oswestry town centre head out of town along Upper Brook street which leads onto the Trefonen Road. Continue through the village of Trefonen and on to the village of Treflach. After passing through the village of Treflach, take the left hand turning onto Blodwell Bank where the property will be found on the left hand side, as identified by the agent's for sale board.

Start your property journey with us today

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.

Ground Floor

Approx. 46.0 sq. metres (495.5 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.5 sq. feet)



Total area: approx. 89.7 sq. metres (965.1 sq. feet)

Get the most out of your property

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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