

BOWEN

PROPERTY SINCE 1862



Guide Price £700,000

🏠 4 Bedrooms 🚿 2 Bathrooms

The Birches, Llanyblodwel, Oswestry
SY10 8NQ

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General Remarks

A truly unique country property set in generous gardens and grounds on the edge of the quiet village of Llanyblodwel with stunning rural views. This contemporary property has been fully renovated over the past 3 years and offers spacious and versatile living accommodation, together with a high specification finish. Externally the property also benefits from a double garage, car port, garden store and workshop, together with landscaped gardens and grounds which take full advantage of the adjoining countryside views and extend in total to 0.53 of an acre (0.213 ha) or thereabouts.

Location: The property is situated on the edge of the popular village of Llanyblodwel, close to the Shropshire/Welsh border. The village itself is surrounded by picturesque countryside yet is close to the villages of Pen-y-Bont L E, Llansantffraid and Trefonen, all of which contain a host of local amenities, including village shops, post offices, primary schools and public houses. The nearby market town of Oswestry offers a full range of shopping and leisure facilities together with a host of excellent state and independent schools. Easy access onto the A483 also provides a direct link to the towns of Welshpool, Shrewsbury and the cities of Wrexham and Chester. Nearby train stations can be found at Gobowen



BOWEN

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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.

and Welshpool, offering direct line services to Chester, Birmingham and Cardiff.

Accommodation

Accommodation: The property is approached over a tarmac driveway with paved path leading to a feature entrance porch which in turn leads into a:

Dining Hall: 17' 3" x 9' 7" (5.26m x 2.91m) With feature radiator and oak flooring which continues into the:

Kitchen/Dining Area: 21' 3" x 18' 10" (6.48m x 5.74m)
This contemporary living space has been designed to take full advantage of the countryside views with glazed doors and windows opening onto the extensive patios. The handmade ash kitchen is based around a central island with marble worktop incorporating an integrated Neff induction hob and extensive storage beneath. This is complemented by an adjacent matching unit encompassing double integrated ovens and a copper coated sink, with mixer tap over. There is also an integrated dishwasher. Stairs with understairs storage cupboard lead off to the first floor master suite. Sliding doors lead into:

Pantry: 8' 10" x 3' 10" (2.7m x 1.16m) With a tiled floor and door leading into:

Utility/Laundry Room: 12' 2" x 5' 11" (3.71m x 1.81m)
With fitted base units and sink with hose style tap over. Adjoining this room is a fitted laundry cupboard providing space and plumbing for a washing machine. There is also a separate storage cupboard and a separate boiler cupboard housing the oil fired boiler. A door leads off leads to:

Double Garage: 18' 2" x 21' 4" (5.54m x 6.51m) max. With double electric up-and-over doors, a fitted safe and an extensive range of lights and power points. Stairs off Kitchen to:

Master Suite: 17' 8" x 15' 1" (5.38m x 4.6m) With vaulted ceilings benefitting from floor to ceiling windows and Velux roof lights, feature vent radiators and opening into an:

En Suite Bathroom: 17' 8" x 7' 3" (5.38m x 2.22m)
With large feature bath and mixer tap, low level flush WC, separate shower cubicle with twin head attachments and a pedestal wash hand basin. Leading off the dining hall are doors into:

Playroom: 15' 0" x 9' 9" (4.57m x 2.96m) With radiator.

Lounge: 17' 3" x 17' 3" (5.26m x 5.26m) Oak flooring, floor to ceiling glazed windows with blinds, feature wood burning stove, wooden panelling to one wall and radiator.

Inner Hallway : With oak flooring, fitted blinds and providing access to:

Bedroom 2: 15' 4" x 15' 3" (4.68m x 4.66m) With fitted wardrobes to one wall with sliding hanging rails and drawer units, feature radiator.

Bedroom 3: With radiators and door leading into:

Family Bathroom: This contemporary bathroom offers 'Jack and Jill' style doors leading into the hall and adjoining bedroom 3. The double walk-in shower cubicle has a feature glazed shower screen together with floor-to-ceiling feature panelling and tiling, together with a double head shower attachment. A feature wash hand basin is set on a vanity cupboard below and there is a low level flush WC, twin heated towel rails.

Bedroom 4: 15' 4" x 11' 0" (4.68m x 3.35m) max. With feature radiator.

Gardens and grounds: Vehicular access to the property is over a cattle grid leading to a tarmac









driveway providing ample parking provision with access to the double garage and car port. The extensive grounds and gardens extend to 0.53 acre (0.213 ha) and have been extensively landscaped by the current owners. The rear gardens take full advantage of the open countryside views and are mainly laid to lawns with a number of flowering beds, mature shrubs and trees. The paved patio leading off the kitchen provides an excellent outdoor entertainment area which, again, takes full advantage of the surrounding countryside views. The property has an extensive range of outbuildings including:

Covered Car Port: 15' 10" x 15' 0" (4.83m x 4.58m) With concrete floor, power and lighting. This space could easily be converted into additional living space as could the adjoining covered walkway which has recessed lighting and leads to the:

Garden Store: 10' 5" x 23' 4" (3.18m x 7.11m) With twin double doors leading into the garden, power points and windows.

Workshop: 9' 11" x 23' 7" (3.02m x 7.19m) With a concrete floor, power and lighting and storage above.

Tenure: We understand the property is freehold with vacant possession upon completion.

Services: We are informed that the property is connected to mains electricity and water, together with a private septic tank drainage system. The property has oil fired central heating throughout.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. Tel: 0345 6789000

Council Tax Banding & EPC Rating: Council Tax Band 'E' EPC rating: 57/D

Directions: From Oswestry head south on the A483 towards Welshpool. After 3 miles you will reach the Llynclys crossroads where you will turn right. Proceed past the Lime Kiln public house. Shortly after passing the turning for Llansantffraid turn left at the bend signposted to Llanyblodwel. Continue before taking the first turning left. Continue over the river bridge before turning left and the property will be found on the left hand side identified by the agents' board.

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Total area: approx. 342.3 sq. metres (3684.6 sq. feet)

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