

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £325,000

Wern Lodge, Gobowen, Oswestry SY10 7JY

4 Bedrooms 2 Bathrooms

# Wern Lodge, Gobowen, Oswestry SY10 7JY

## General Remarks

A large country property set within 0.38 of an acre or thereabouts, conveniently situated just outside the village of the Gobowen and with good access onto the A5/A483. The property contains a host of original features and is set within established gardens. The semi-detached property has spacious and flexible living accommodation including lounge, living room, kitchen, dining room, utility and ground floor wet room. On the first floor are four large bedrooms and family bathroom. Externally the property is approached over a shared driveway leading to a parking area and large gardens including several ponds. The property benefits from uPVC double glazed windows and oil fired central heating throughout.

**Location:** The property is situated adjacent to the B5069 in a rural location just outside the village of Gobowen and within close proximity to the Orthopaedic Hospital and Derwen College. The village of Gobowen has an excellent range of amenities including shops, Post Office, public house, library, primary school and other services.



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.

The village also benefits from a mainline train station with regular services to Shrewsbury and Chester. The property also benefits from easy access onto the A5/A483 providing a direct link to the larger towns of Oswestry, Shrewsbury and the cities of Wrexham and Chester.

### Accommodation

**Accommodation:** The property is constructed of rendered brick under a slate roof and is approached via a front door leading into an:

**Entrance Hall:** With stairs to first floor, understairs storage cupboard and radiators, doors off to:

**Lounge:** 14' 4" x 13' 11" (4.37m x 4.23m) With an inglenook fireplace housing a wood burning stove, uPVC sliding door leading to garden.

**Living Room:** 13' 7" x 11' 10" (4.13m x 3.60m) With a radiator.

**Kitchen:** 22' 6" x 15' 0" (6.86m x 4.58m) Fully fitted kitchen with matching base units and eye level wall cupboards, large central island with sink and a two ring Calor gas hob. There is also a separate 1 1/2 bowl sink and drainer, a range cooker with double electric ovens and grill and a five-ring Calor gas hob. There is a wood burning stove, tiled floor and doors leading off to:

**Rear Porch:** 7' 10" x 6' 9" (2.38m x 2.07m)

**Dining Room:** 19' 9" x 13' 11" (6.03m x 4.23m) With uPVC doors leading to outside, fitted storage cupboards, boiler cupboard housing oil fired boiler. Off the kitchen there is a door to:

**Rear Hallway:** With uPVC door to outside and doors into:

**Utility:** 8' 4" x 4' 7" (2.54m x 1.40m) With fitted worktop, space and plumbing for washing machine and tumble dryer below. Fitted cloak cupboard and a tiled floor.

**Wet Room:** 5' 7" x 5' 1" (1.71m x 1.55m) Electric shower with tiled floor and surround, low level flush WC, wall mounted wash hand basin and a radiator. Stairs off hall to:

**First Floor Landing:** With radiator and a fitted storage cupboard.

**Bedroom 1:** 13' 11" x 13' 5" (4.23m x 4.09m) With a radiator.

**Bedroom 2:** 13' 5" x 11' 11" (4.10m x 3.63m) With a cast fireplace and radiator.

**Bedroom 3:** 10' 6" x 9' 5" (3.20m x 2.88m) With a radiator.

**Bedroom 4:** 10' 4" x 10' 3" (3.14m x 3.13m) With a corner wash hand basin with vanity cupboard below and radiator.

**Family Bathroom:** 10' 6" x 5' 11" (3.19m x 1.80m) With a roll top bath with claw feet and shower attachment, pedestal wash hand basin, low level flush WC and a radiator.









**Gardens:** The property stands in grounds extending to 0.38 of an acre (0.1557 ha) or thereabouts. The gardens are split into several distinct areas with a large brick paved patio leading off the rear hall with flowering beds and views across a large pond with wooden bridge leading to the other side, these are all screened by mature trees and shrubs and lawned areas. To the other side of the property is a large lawned garden enclosed by mature trees and hedgerows and a brick built wall leading onto the parking area.

**Access:** The property benefits from full rights of access over the shared driveway leading off the B5069 leading to the allocated parking area.

**Services:** The property benefits from mains water, electricity and oil fired central heating throughout. Various kitchen appliances are connected to Calor gas. The property has a shared septic tank drainage system with the adjoining property.

**Tenure:** The property is Freehold subject to vacant possession upon completion.

**Council Tax & EPC:** Council Tax Band 'E'  
EPC Rating Band 'F' (34)

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. Tel: 0345 678 9000

**Viewing & further information:** To arrange a viewing or for further information please contact the selling agents' Oswestry office on 01691 652367

**Directions:** From the A5/A483 Oswestry bypass take the B5069 signposted to Gobowen, continue and the access driveway to the property will be found on the right identified by the agents' board.

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journey with us today

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## Get the most out of your property

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Total area: approx. 204.8 sq. metres (2204.7 sq. feet)

