

# BOWEN

PROPERTY SINCE 1862



Offers over £399,000

🏠 4 Bedrooms    🚿 1 Bathroom

Smithy Cottage, Glyn Road, Selattyn,  
Oswestry, SY10 7DW



## Smithy Cottage, Glyn Road, Selattyn, Oswestry SY10 7DW

### General Remarks

An excellent opportunity to purchase a beautiful Grade II Listed stone country cottage situated in the popular border village of Selattyn. The property benefits from a modern and contemporary style yet retains a host of original features including exposed beams and original Inglenook fireplaces. The property centres around a recently installed kitchen (with marble worktops and oil fired aga) which opens into a generous lounge and adjoining Dining Room. A Boot Room, Cloakroom and Utility cupboard lead off the kitchen and provide access to the garden. A staircase off the Lounge leads to the Master Bedroom and 2 other Bedrooms which are all served by the excellent Family Bathroom which benefits from a Roll top bath as well as a separate Shower Cubicle. Bedroom 4 is accessed off a separate staircase leading off the Dining Room and has the potential to make an excellent Guest Suite. Externally the property stands in mature gardens interspersed with stone walls and brick paved paths. A raised patio area provides an ideal outdoor entertainment area with views towards the hills which lie beyond the village. The property also benefits from a large cellar and two off road parking areas.





**Location:** The property is situated within the picturesque village of Selattyn which has a range of local amenities including a renowned Primary School, Church and Public House. The nearby market town of Oswestry (3 miles) offers a wider range of shops and amenities. The village is also well placed for easy access on to the A5/A483 which provides direct links to the larger towns of Shrewsbury and Wrexham and the city of Chester, as well as the motorway network beyond. The nearby train station at Gobowen also provides links to Shrewsbury and Chester. The village is surrounded by picturesque countryside with Chirk Castle, the Ceiriog and Dee Valley's and the Berwyn Mountains being in close proximity.

## Accommodation

**Accommodation:** The property is constructed of stone under a slate roof and is approached over a brick pave driveway with an entrance door leading into the:

**Entrance Hall/Boot Room:** 8' 1" x 7' 2" (2.47m x 2.19m max.) Quarry tiled floor, Fitted Smeg fridge freezer, fitted Utility cupboard with plumbing for washing machine. Door into:

**Cloakroom:** Quarry tiled floor, low level flush wc, wash hand basin and stained glass window. Door off Boot Room to:

**Kitchen/Breakfast Room:** 18' 9" x 10' 2" (5.72m x 3.10m) Recently fitted designer kitchen with matching base units and eye level wall cupboards, marble worktop with inset sink with mixer tap above, integrated dishwasher, Integrated Neff electric fan assisted oven and separate grill. 4 Ring induction hob, Oil fired Aga set in inglenook fireplace with oven, warming oven and two hotplates (also providing domestic hot water supply). Fitted Housekeepers cupboard with drawers below. Tiled floor and Exposed beams and timbers opening into:

**Lounge:** 18' 9" x 18' 3" (5.72m x 5.56m) Inglenook fireplace with brick inset and housing a woodburning

stove, exposed beams, radiator. Door leading to outside, stairs leading to first floor and door into:

**Dining Room:** 14' 3" x 15' 2" (4.35m x 4.62m) Brick fireplace and door leading to outside, radiator, understairs storage cupboard and stairs up to:

**Bedroom Four:** 14' 1" x 11' 10" (4.28m x 3.60m) Radiator and roof windows. Separate Staircase off Lounge leading to:

**First Floor Landing:** With doors into:

**Bedroom One:** 13' 5" x 12' 0" (4.10m x 3.67m) Radiator and original cast iron fireplace together with door into Fitted Wardrobe.

**Bedroom Two:** 13' 0" x 8' 7" (3.95m x 2.62m) Radiator.

**Bedroom Three:** 12' 0" x 7' 3" (3.67m x 2.20m) Radiator.

**Family Bathroom:** 11' 3" x 10' 1" (3.42m x 3.07m) Exposed timber floor. Rolltop bath with shower attachment, separate shower cubicle with direct feed shower and tiled surround, pedestal wash hand basin, low level flush wc. Fitted airing cupboard housing hot water cylinder with slatted shelves above. Stained glass window.

**Cellar:** 13' 9" x 10' 8" (4.2m x 3.25m) Housing the oil fired boiler. Power and light laid on.

**Gardens:** The gardens of the property are one of its notable features with flowing floral beds, lawned areas and shrubs all bordered by stone walls and linked by brick paved paths leading to a raised patio with views to the surrounding hills and open countryside. There is also a lower patio with 2 timber garden sheds and the oil storage tank. A gated access leads to the main driveway which provides ample off road parking for 2 vehicles. there is also a smaller parking area to the rear of the property.





**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 Drainage. The property has oil fired central heating throughout (powered by the boiler in the cellar). The oil fired Aga heats the domestic hot water supply with a supplementary electric immersion heater.

**Council Tax Band 'D' :**

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

**Energy Performance Certificate (EPC):** 33|F

**Directions:** From Oswestry take the B4579 to Selattyn. Continue into the village past the Public House and the property is the second on the right after the church.

**What3words:** ///standard.golden.flash









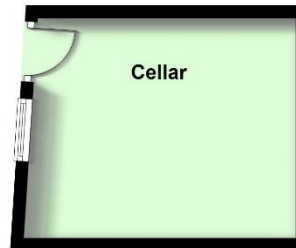
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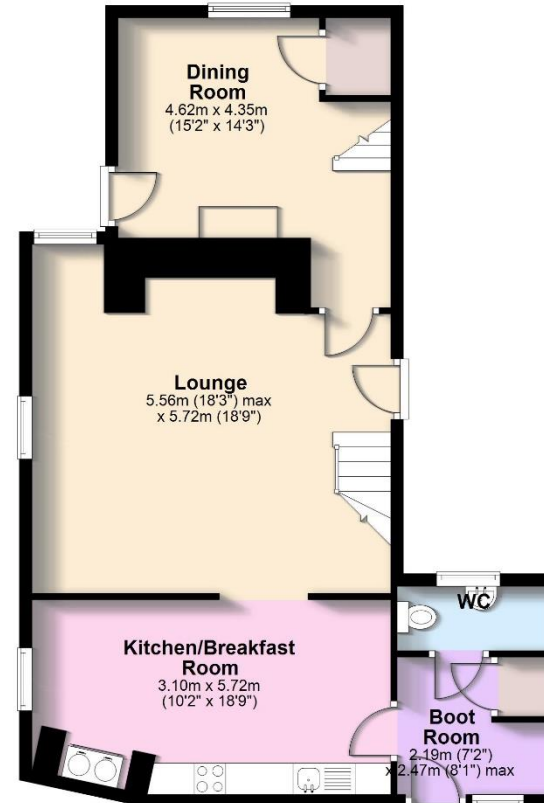
## Basement

Approx. 14.8 sq. metres (159.6 sq. feet)



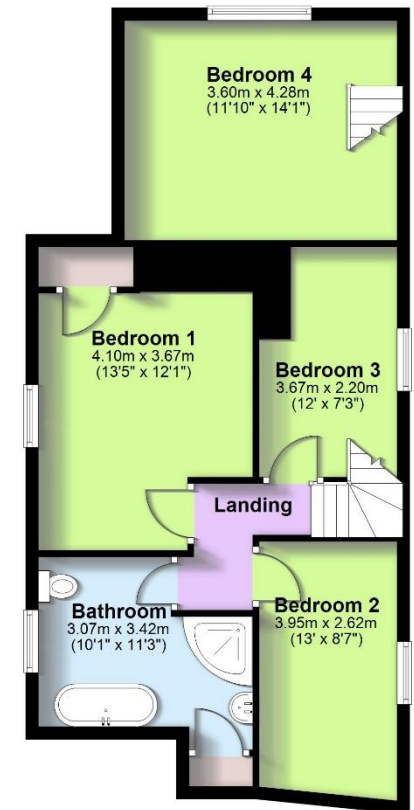
## Ground Floor

Approx. 73.9 sq. metres (796.0 sq. feet)



## First Floor

Approx. 63.1 sq. metres (679.5 sq. feet)



Total area: approx. 151.9 sq. metres (1635.1 sq. feet)

All measurements are approximate & for display purposes only.  
Plan produced using PlanUp.

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