

BOWEN

PROPERTY SINCE 1862



Asking Price £595,000

3 Bedrooms 1 Bathroom

Walnut Tree Cottage, Candy, Oswestry,
Shropshire, SY10 9AZ

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General Remarks

A characterful three bedroom detached property set within circa 3.58 acres of gardens, grounds and land in a most sought after rural location at Candy near Oswestry. Walnut Tree Cottage retains a wealth of original features and is privately located within the Candy Valley with the River Morda running through the extensive gardens.

A gravelled driveway leads off the access road to the detached garage with steps then providing access down to the property itself. Surrounded by mature trees and gardens, the location is truly exceptional and alongside the land, provides all benefits of country living in an accessible location just over 2 miles from Oswestry. Early inspection is essential in order to appreciate this most rare addition to the sales market.

Location: Walnut Tree Cottage is situated in the picturesque River Morda valley in the hamlet of Candy 1.5 miles to the north of Trefonen and 2.5 miles south of the Oswestry Old Racecourse Common Heritage Site. Although situated in open



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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.

countryside the property is easily accessible from the large market town of Oswestry (2 miles), which provides a full range of shops, amenities and schools.

The nearby A5 & A483 trunk roads provide easy links to Shrewsbury, Wrexham and Chester and the motorway network beyond. A mainline train station can be found at Gobowen (6 miles). The area is renowned for its spectacular scenery and pony trekking opportunities with the Welsh border, the Berwyn Mountains and Offa's Dyke all within easy walking distance of the property itself.

Accommodation

Covered Entrance Porch: With oak door into:

Hall: Decorative quarry tiled flooring, door to gardens and internal doors off to:

Boot Room/Utility: 9' 10" x 4' 5" (2.99m x 1.34m) 'Worcester' oil fired boiler, space/plumbing for washing machine, fitted wall shelves and door to:

Study: 9' 9" x 8' 2" (2.98m x 2.49m) Cast iron feature fireplace, radiator, telephone point and beams to ceiling. Could form an occasional bedroom if required.

Front Hallway: 17' 10" x 4' 10" (5.44m x 1.47m) Glazed frontage onto gardens, tiled floor, radiator, door to Conservatory and opening into Dining Room.

Conservatory: 11' 11" x 8' 10" (3.63m x 2.69m) plus recess Stone flooring, two radiators and views onto gardens.

Dining Room: 12' 8" x 10' 6" (3.87m x 3.20m) max Tiled flooring, radiator, beams to ceiling and doors off to:

Lounge: 22' 5" x 9' 3" widening to 13' 6" (6.82m x 2.83m widening to 4.12m) Inglenook fireplace housing multi fuel burner, stone flooring, stairs to Bedroom 1, beams to ceiling, two radiators and TV point.

Kitchen: 9' 9" x 9' 9" (2.96m x 2.96m) Range of fitted base/eye level wall units with worktops over and inset ceramic sink. Integrated double oven, hob, fridge and dishwasher. Tiled floor, part tiled walls, beams to ceiling and door off to:

Rear Hall: Understairs cupboard, tiled floor and stairs to first floor landing.

First Floor Landing: With doors off to:

Bedroom 2: 9' 11" x 9' 4" (3.01m x 2.85m) Radiator & door to gardens.

Bedroom 3/Dressing Room: 11' 3" x 10' 0" (3.43m x 3.05m) max Currently used as a dressing room for the main bedroom but due to separate access to Bed 1, could return to an independent bedroom if required. Fitted wardrobes, beams to ceiling and door to:

Bedroom 1: 11' 9" x 10' 11" (3.59m x 3.34m) TV point and stairs leading to Lounge.

Bathroom: 10' 2" x 9' 9" (3.09m x 2.96m) max Suite comprising panel bath with mixer shower over, pedestal wash hand basin and low level flush w.c. Part tiled walls and radiator.

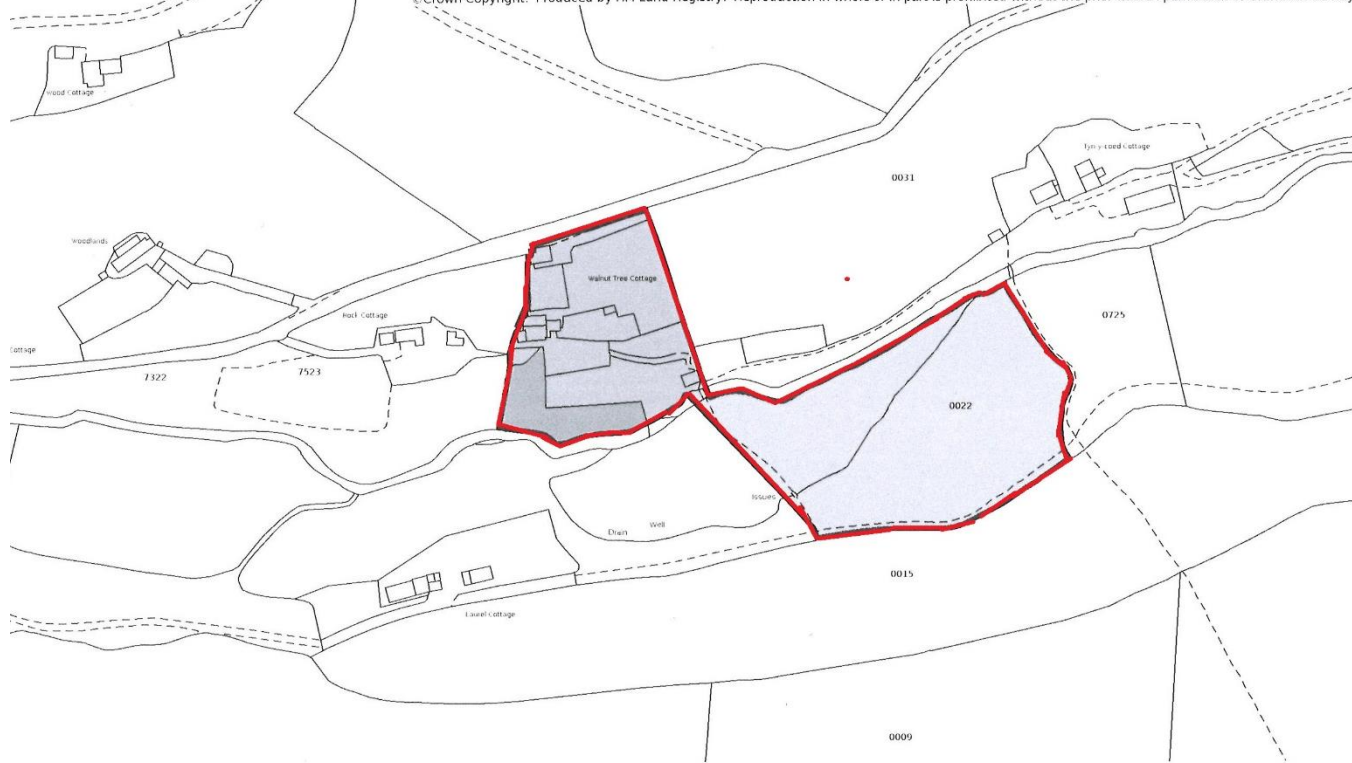






Walnut Cottage, Candy, Oswestry, Shropshire, SY10 9AZ.
Not to scale - For identification purposes only.

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Garage: 17' 7" x 12' 9" (5.37m x 3.88m) Light, power and water facilities laid on. Up/over door to driveway.

Office/Games Room: 17' 6" x 12' 7" (5.34m x 3.84m) Located at the rear of the garage with separate access door. Light and power facilities laid on.

Outside: The property is set within gardens, grounds and land which in all extends to circa 3.58 acres. A gravelled driveway is accessed from the roadway and provides parking alongside leading to

the detached garage with office/games room at the rear. Steps then lead down through the mature gardens to the property itself.

An orchard area with adjoining woodland adjoins this with paths leading through the terraced gardens providing access to a vegetable plot with raised beds, a glazed greenhouse and potting shed. Additional paths then lead down to the lower level gardens which adjoin the River Morda and include a useful stone outbuilding (4.62m x 2.48m).

A pedestrian bridge then provides access over the river to the grassland on the other side which extends to circa 2.20 acres. A plan of the land is included in the brochure for reference and identification.

EPC Rating: Band G (20)

Services: We are informed that the property is connected to mains electricity and water supplies with oil fired central heating. The drainage system has recently been upgraded to a new sewage treatment plant, replacing the previously installed septic tank.

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

Local Authority: Shropshire Council, The Shirehall, Shrewsbury, SY2 6ND.

Tel: (0345 678 9000)

Council Tax Band: Tax Band D

Sporting Rights: We are informed that the sporting rights over the property are in separate ownership and not included within the sale. For further details, please contact the selling agent.

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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.

Directions: From Oswestry town centre proceed along Upper Brook Street continuing past Oswestry School and onto the Trefonen Road. Turn right onto the Back Racecourse Lane, signposted for Racecourse and Rhydygroesau. Follow the road ahead then take the first turning left. Follow the road ahead for one mile and the driveway for the property will be seen on the left hand side. What three words locations are below to assist in locating the property.

Driveway -

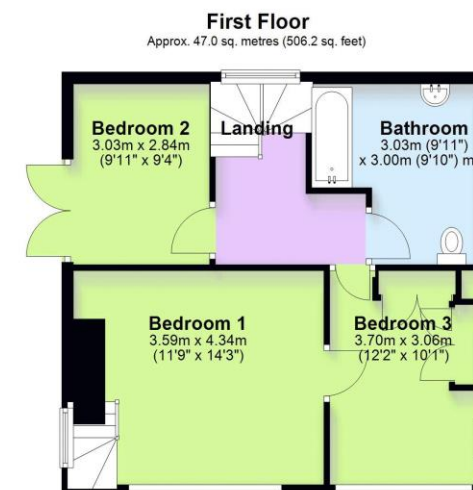
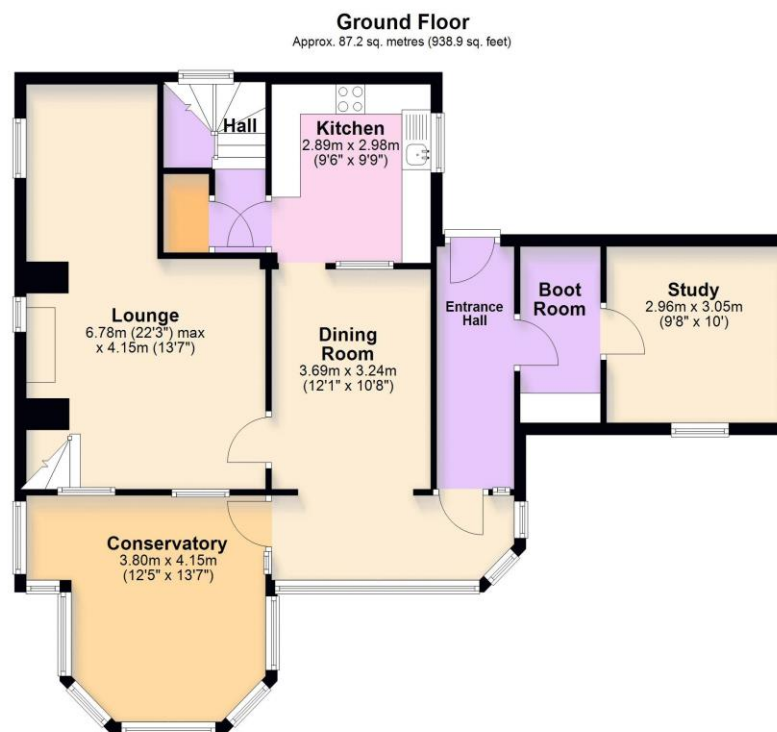
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Total area: approx. 134.3 sq. metres (1445.1 sq. feet)

