



Roger
Parry
& Partners

Oakfields Bronygarth, Oswestry, Shropshire, SY10
7ND



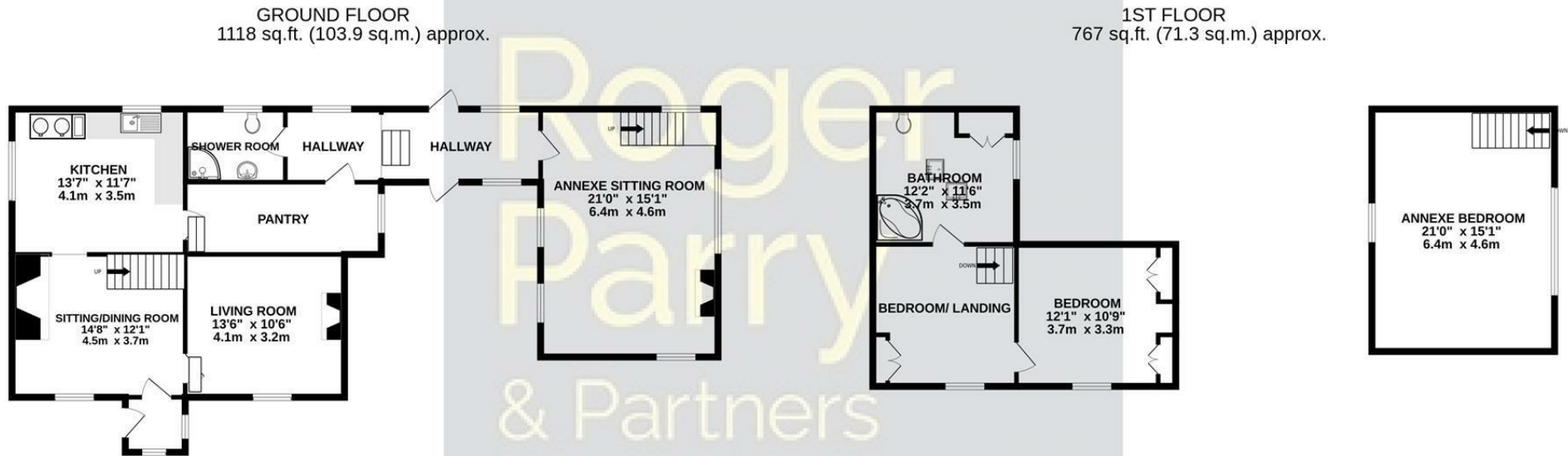
Oakfields Bronygarth, Oswestry, Shropshire, SY10 7ND
Offers Over £500,000

Enjoying a delightful situation with surrounding countryside views, Oakfields is a detached cottage with beautiful gardens, annexe, stone outbuilding with planning permission and approx 2.3 acre field. The cottage retains original features and boasts character. Benefitting from no onward chain, solar panels and oil central heating. In brief the accommodation affords porch, dining room, sitting room, kitchen, pantry, store room, rear hall and shower room. to the first floor of the cottage are two bedrooms and spacious bathroom. There is a inner hall leading to the annexe with triple aspect living room and bedroom. Externally there are beautiful gardens capturing the most amazing views of the valley and towards Chirk Castle. Stone built outbuilding with planning permission for conversion, and gated access to the field. Ample parking area with turning point. The whole plot totalling 3.37 acres (1.36 Ha)





Floor Plan
(not to scale - for identification purposes only)



GROUND FLOOR
1118 sq.ft. (103.9 sq.m.) approx.

1ST FLOOR
767 sq.ft. (71.3 sq.m.) approx.

TOTAL FLOOR AREA : 1885 sq.ft. (175.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION

A delightful situation with views towards Chirk Castle. The area is renowned for its lovely countryside walks, fishing and cycling. The famous Chirk aqueduct (world heritage site) is in the near vicinity together with the picturesque Ceiriog Valley. There are excellent commuter links via rail at both Chirk and Gobowen and road via the A483 linking up to Wrexham, Chester and the North West together with Oswestry, Shrewsbury and West Midlands.

PORCH

5 x 4'7 (1.52m x 1.40m)

Outbuilt porch with stable door, window to front and side, wall light and door into;

DINING ROOM

14'8 x 12'11 (4.47m x 3.94m)

A beautiful room boasting original features with Quarry tiled flooring, window to the front with deep sill overlooking the garden, original fireplace with oven set on slate hearth and beam over, under stairs store cupboard, wall lights, beams to ceiling, stairs leading to the first floor and door into;

LIVING ROOM

13'6 x 10'6 (4.11m x 3.20m)

Exposed wooden floorboards, outbuilt stone open fireplace, beams to ceiling, wall lights and window to the front with deep sill.

KITCHEN

13'7 x 11'7 (4.14m x 3.53m)

Fitted with wall and base units with work surfaces over and sink with tap and drainer, void for dish washer, AGA cooker, beams to ceiling, radiator, windows to the front and side elevation, ceiling light and step down into;

PANTRY

16'9 x 6'2 (5.11m x 1.88m)

Window to the rear, ceiling light, exposed stone wall and door into;

REAR HALL

7'1 x 6'8 (2.16m x 2.03m)

Large window to the rear, radiator, ceiling light, beams to ceiling and step down to;

SHOWER ROOM

8'5 x 6'3 (2.57m x 1.91m)

Enclosed corner shower, vanity unit with wash hand basin, WC. Window to the side, extractor fan and ceiling light.

COTTAGE FIRST FLOOR**BEDROOM/LANDING**

12'2 x 12 (3.71m x 3.66m)

Stairs rising from the ground floor, built in storage cupboard, radiator. window to the front, and doors off too;

BEDROOM

12'01 x 10'09 (3.68m x 3.28m)

With built in wardrobes, window to the front, ceiling light and radiator.

BATHROOM

11'6 x 11'2 (3.51m x 3.40m)

Spacious bathroom with corner bath and shower over, vanity unit with two sinks, WC, built in cupboard with water tank and shelving, and window to the side.

INNER HALL

13'6 x 6'4 (4.11m x 1.93m)

With window to side elevations, light, beams to ceiling and part glazed door into the annexe accommodation.

ANNEXE**LIVING ROOM**

21 x 15'1 (6.40m x 4.60m)

With windows to all aspects taking in the beautiful views over the gardens and beyond, inset log burner, exposed stone wall, ceiling and wall lights and stairs to the first floor.

BEDROOM

21 x 15'1 (6.40m x 4.60m)

With window to the front and elevation with views towards Chirk Castle., electric heater, and ceiling light.

EXTERNAL**BARN**

Stone built barn with double wooden doors to the front giving access from the parking area, pedestrian door to the side, windows to both side aspects. There is a veranda sitting area with part stone walling and gated access to the rear, and open to the front. There has been a pre application put in for the barn, for the existing barn to be converted to ancillary accommodation.

FIELD

There is an adjoining field with turn style gate and five bar wooden gate giving access, approximately being 2.3 acres. There is an agricultural shed that is in need of repair. There is a right of way in the field to give access for oil delivery only to "Field Cottage"

PARKING

Oakfields is accessed off the road running through Bronygarth, there is a turning and parking area, and a driveway leading down through a gate to the main house.

Agent Note

JAPANESE KNOTWEED - The owner has informed us there are two areas of Japanese Knotweed in the garden, the owner has instructed and paid for a treatment plan that will commence July 2024.

TENURE

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric and water, Solar panels and oil central heating. Septic tank for drainage. We understand the Broadband Download Speed is: Standard 3 Mbps & Superfast 80 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.



Local Authority: Shropshire

Council Tax Band: E

EPC Rating: G

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Oswestry take the A5 bypass towards Chirk/Wrexham turning off left at the Lord Moreton roundabout signposted Weston Rhyn and Bronygarth. Proceed through the village of Weston Rhyn turning right at the mini roundabout onto Bronygarth Road. Continue for about 1 ¼ miles and the property is on the right hand side.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry, Shropshire,
SY11 2NU
oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.