



Roger  
Parry  
& Partners

Cae Cerrig Sweeney, Oswestry, SY10 9EZ





**Cae Cerrig Sweeney, Oswestry, SY10 9EZ**  
**Offers In The Region Of £895,000**

This spacious Country Home is located on a quiet lane in a rural location and offers immaculate and spacious accommodation. The property could be split to provide multi-generational living and benefits from landscaped gardens, parking and enjoys panoramic views over the surrounding countryside. Viewing is highly recommended to appreciate the size and location of the property. In brief the accommodation affords Entrance hall with cloakroom, living room, lounge, office, kitchen/breakfast room, conservatory, dining room and utility. To the first floor are five bedrooms, the principle room being ensuite and family bathroom. Externally there are beautiful gardens, detached work shop and garage.











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



Ground floor Building 1



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



Approximate total area<sup>(1)</sup>

3819.57 ft<sup>2</sup>

354.85 m<sup>2</sup>

Reduced headroom

15.28 ft<sup>2</sup>

1.42 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**LOCATION**

Sweeney is a much sought after area situated some 3 miles from Oswestry town centre. The area is renowned for its unspoilt and beautiful wooded countryside. The property is nestled to the side of glorious countryside and is set back off the passing lane. There are numerous country walks from the property over Sweeney Mountain, Offas Dyke and also within good road connections for commuting.

**ENTRANCE**

Through wood and glazed door with tall panel windows to either side, tiled flooring, under stairs storage cupboard, built in storage, stairs to first floor, ceiling light, exposed stone wall and doors off too;

**STUDY**

With uPVC double doors onto the patio area and tall uPVC window either side, uPVC window to the side elevation, ceiling light and radiator.

**SITTING ROOM**

Beautiful room with sliding doors opening onto the front patio with beautiful views overlooking the garden and beyond, uPVC window to the side, wood burner set in hearth, ceiling light, spiral staircase to first floor and door into;

**SNUG**

With uPVC window to the rear, fitted shelving, ceiling light and radiator.

**UTILITY**

Fitted wall and base units with work surfaces over, inset sink with mixer tap and drainer and for undercounter appliances. Floor mounted Worcester boiler, two windows to the rear, tiled flooring, part tiled walls, built in storage and ceiling light.

**KITCHEN/ BREAKFAST ROOM**

Country style kitchen with a range of Oak wall and base units with Granite work surfaces over, inset sink with mixer tap and drainer, Aga, integral oven, electric hob, and integral dishwasher. Fitted Oak display unit and dresser, tiled flooring, part tiled walls, lighting and uPVC window to the side. Stairs to dining area and double doors into;

**SUN ROOM**

Light and airy room with windows to all aspects overlooking the beautiful gardens, double doors opening onto the patio entertainment area, spot lighting, tiled flooring and radiator.

**DINING ROOM**

Steps up from the kitchen leading into the dining area with uPVC window to the front elevation with beautiful views, open fire with surround, ceiling light and radiator. Door into the hall/landing.

**FIRST FLOOR****LANDING**

With built in storage cupboard, window to the front, ceiling light and doors off too;

**BEDROOM**

Double room with window to the front and side elevation, vanity unit with wash hand basin, ceiling light and radiator.

**BEDROOM**

Double room with built in wardrobes to one wall, uPVC window to the rear overlooking the garden, ceiling light and radiator.

**BATHROOM**

Modern suite comprising tiled bath, enclosed shower cubicle, low level WC and wash hand basin. Wood effect flooring, tiled walls, uPVC window to the rear, heated towel rail and spot lighting.

**BEDROOM**

Double room with corner wash hand basin, uPVC window to the rear, ceiling light and radiator.

**BEDROOM**

Through bedroom with uPVC window to the front, doors to landing areas, ceiling light and bedroom.

**REAR LANDING**

With spiral staircase leading down to the living room, built in cupboard, window to the rear, ceiling light and door into;

**BEDROOM**

Double room with fitted wardrobes to one wall, uPVC window to the front and side aspect overlooking the gardens, ceiling light and radiator. Door into;

**ENSUITE**

Modern suite comprising walk-in shower, vanity unit with wash hand basin and close couple WC. Tiled walls, spotlighting, wall cupboards and window to the front.

**EXTERNAL****GARAGE**

18'1 x 17'16 (5.51m x 5.18m)

Integral garage with up and over electric door opening onto the driveway and pedestrian door to the side, power and lighting.

---



**WORKSHOP.OUTBUILDING**

29 x 16'6 (8.84m x 5.03m)

Detached building with double doors to the front and pedestrian door to the side, power and lighting.

**GARDENS**

The gardens extend to just under 1.5 acres, they have been beautifully maintained and provide patio sitting areas, lawn, woodland and beautiful variety of plants, trees and shrubbery. There is a pond to the front of the house, and the most beautiful countryside views.

There is a long sweeping driveway with hedged boards leading to parking and turning area.

**Agent Note****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. Septic tank drainage and oil central heating. 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 G. We would recommend this is confirmed during pre-contract 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:** G

**EPC Rating:** E

**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:**

Proceed out of Oswestry along Morda Road and through the village of Morda. Take the first turning right signposted Nant-y-Caws and Sweeney Mountain. Follow the lane bearing left at the fork signposted Sweeney Mountain. Continue for approximately a mile and at the crossroads (dead end sign on the left) before the ford take a turning right and follow the road to the fork and take a right again where the property will be seen 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

**Roger  
Parry**  
& Partners



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.