





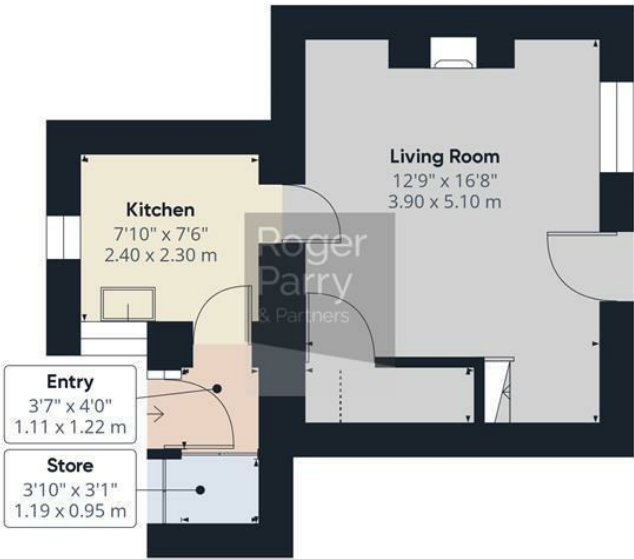
Lilleshall Cottages Nantmawr, Oswestry, SY10 9HJ
Guide Price £750,000

A unique and versatile opportunity to purchase a row of six, two bedroom, terraced cottages. Situated in a semi-rural location with stunning views over the Tanat Valley and Shropshire countryside. Lilleshall Cottages are offered for sale with no onward chain and each benefitting from a rear porch, kitchen, living room, two bedrooms and shower room as well as good road connections, large private garden, parking area and woodland. The total site is just under 2 acres of ground.





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



Ground floor



Floor 1



Approximate total area⁽¹⁾

521.51 ft²
48.45 m²

Reduced headroom

15.07 ft²
1.4 m²

(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

SUMMARY

Lilleshall Cottages is a picturesque building nestled within the rolling hills of Nantmawr, providing stunning views of nearby Oswestry and the Tanat Valley as well as close proximity to Offa's Dyke Path. Lilleshall Cottages lends itself to a diverse range of opportunities: as individual rental properties, potential holiday lets (subject to the correct permissions) or as a private residential property with plenty of room for family accommodation.

LOCATION

The property is situated on the outskirts of the village of Treflach, which has a Public House and is a short distance from the village of Trefonen which has additional local amenities including a Post Office/Shop, Public House, Primary School and Church.

The market town of Oswestry is only approximately 3 miles away which has a comprehensive range of shopping, leisure and educational facilities.

PROPERTY

The property is approached over a tarmacked private driveway, edged with a large grassed area with an assortment of specially chosen trees leading to an expansive graveled parking area, which provides ample space for multiple vehicles.

REAR HALL

From a courtyard at the rear of the properties, enter into a hallway with storage area, tiled flooring, ceiling light, leading into;

KITCHEN

Fitted with a range of wall and base units with work surfaces over, sink and drainer. Window to the side and rear, and door into;

LIVING ROOM

Light and airy room with window and door to the front capturing the open views, under stairs storage, ceiling light, and radiator.

LANDING

Sky light, ceiling light, radiator and doors off to;

BEDROOM ONE

Windows to the front with views over the open fields, built in wardrobe, ceiling light and radiator.

BEDROOM TWO

With window to the side, ceiling light and radiator.

SHOWER ROOM

Enclosed shower cubicle or bath, low level WC and pedestal wash hand basin. Sky light, radiator and extractor fan.

EXTERNAL

Externally the properties features a tree-lined avenue, ample parking- each cottage has two parking spaces as well as approximately 5 visitor bays, a wildflower meadow, a pond, woodland and grazing meadows, and a sewage treatment facility. The site in total is set in 1.97 acres of ground.

Over the past decade, the site has been enriched with an assortment of carefully selected trees, now firmly rooted and on course to reach full maturity in the coming years. These cottages are particularly suited for those who cherish the serenity of rural landscapes and the luxury of space, all while being free from the obligations of extensive property upkeep.

Each cottage is provided with its own individual gas meters supplied by a communal onsite LPG gas tank, septic tank and their own separate electricity supply.

Agent Note**TENURE**

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

SERVICES

We are advised that there is mains electric, water, and LPG gas (Each property has own water electric and gas meter), Private Septic tank LPG gas tank and meters managed and owned by local LPG company. Annual standing charge for meters £40(+VAT). Gas charged by direct debit to each household by the Gas company. (0.48p/litre(+VAT) 2024)

We understand the Broadband Download Speed is: Basic 24 Mbps & Ultrafast 900 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 for each cottage is 'A' and is with Shropshire County Council. We would recommend this is confirmed during pre contact enquiries.

EPC RATING

The EPC ratings for each property-

Cottage 1-D

Cottage 2-D

Cottage 3-D

Cottage 4-E

Cottage 5-E

Cottage 6-D

Cottages 4,5 & 6 are currently vacant as of December 2024. However they are currently on the rental market and may be subject to change.

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.



The Hayloft

Local Authority: Shropshire County Council

Council Tax Band: A

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 town towards Trefonen. Proceed through the village and continue through Treflach. Follow this road towards Nantmawr, and turn right onto Quarry lane. Follow the lane along where the property will be found on the left 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



Workings (dis)

Graig

Lilleshall
Cottages

Track

Pp .

South
View

Rose Hill

Well

NANTMAWR BANK

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.