





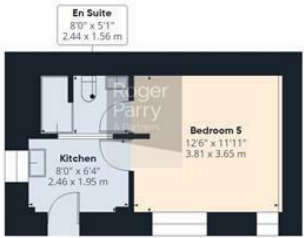
The Pentre Trefonen, Oswestry, SY10 9EE
Offers In The Region Of £625,000

A versatile property full of character features, set in a desirable location offering beautiful countryside views. The current owners have lived here for over 30 years, and more recently used the property as holiday lets/guests rooms. In brief the accommodation offers five bedrooms, plus an attic room, family bathroom and three ensuite bathrooms, three reception rooms, parking area and approximately 3.82 acres of land. Being offered for sale with no onward chain.





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



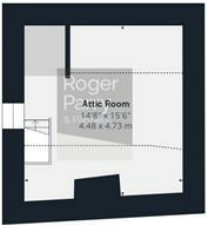
Annexe



Floor 1



Floor 2



Floor 3



Approximate total area⁽¹⁾

2355 ft²
218.8 m²

Reduced headroom

116 ft²
10.7 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

A spectacular Stone built grade II listed farmhouse dating back to the 16th century. The property oozes character throughout with a wealth of exposed timbers and period features, also benefitting from gardens and land extending to approximately 3.82 acres or thereabouts and enjoys outstanding elevated views over surrounding hills and countryside. Extensive accommodation briefly comprises spectacular living room with large inglenook fireplace, dining room, kitchen with Aga separate breakfast room, downstairs WC, Utility room. Guest bedroom with adjoining bathroom, principal bedroom with ensuite shower room two further double bedrooms and family bathroom and additional attic bedroom. A separate annex provides a kitchenette bedroom/sitting room and bathroom.

The property has the benefit of oil heating and extensive off-road parking. Although the property is located in idyllic rural setting it is only a short drive to the village of Trefonen and a few further miles to the market town of Oswestry.

ACCOMMODATION

In brief the accommodation affords, porch, utility area with cloakroom, dining room, kitchen/breakfast room, living room, lounge, bedroom with ensuite. To the first floor area three further bedrooms, one being ensuite plus a family bathroom and a ladder up to the attic room. Access from the outside is another bedroom with kitchenette and shower room. Externally there is a garden with patio entertainment area, parking and turning point, and approximately 3.82 acres of land.

DINING ROOM

12'5" x 12'10" (3.81 x 3.92)

With quarry tiled flooring, window and service door to the rear further window and stable style door leading to the side. With access to;

UTILITY

7'8" x 3'6" (2.35 x 1.09)

With plumbing for washing machine, shelving, lighting point and window to the rear and large cloaks racks.

W C

4'6" x 3'10" (1.38 x 1.19)

Includes WC, wall mounted washing basin, quarry tiled flooring, radiator and window to the side.

FARMHOUSE KITCHEN

15'5" x 11'10" (4.71 x 3.62)

Fitted with range of units comprising sink unit set into marble worktop with range of cupboard and drawers under and tiled splash above Oil fired AGA range cooker set to one corner with built-in original Bread oven alongside, double radiator, wealth of exposed timbers, quarry tiled flooring and deep seal to oak framed window to the side. Archway leads through to;

LIVING ROOM

19'10" (6.06)

With wealth exposed timbers, large stone Ingle fireplace with log burner in set. double radiator, built-in window seat to oak framed with window overlooking gardens with spectacular elevated views over surrounding hills and countryside built-in original China cupboard set to one wall. Feature original staircase leading to first floor with useful under stairs storage area. Original door gives access to

LOUNGE/OFFICE

6'11" x 19'1" (2.12 x 5.83)

With quarry tiled flooring, wealth exposed timbers, double radiator, original stone scullery sink with wooden washstand alongside set to recessed oak framed window overlooking gardens.

LANDING

3'10" x 6'5" (1.17 x 1.98)

From sitting room door leads up a few steps to small landing area with window to the front enjoying lovely out and outlooks over gardens feel some countryside beyond. Landing giving access to;

GUEST BEDROOM

13'6" x 14'10" (4.14 x 4.53)

With double radiator, window overlooking courtyard to the side, access to roof space

BATHROOM

8'11" x 5'11" (2.73 x 1.82)

Fitted with white panel bath with shower attachment over, pedestal wash basin and WC Wooden flooring, extractor fan, and window to the side. From living room feature original split staircase to;

LANDING

7'0" x 8'0" (2.15 x 2.44)

with vaulted ceiling with wealth exposed timbers, double radiator, large built-in airing cupboard enclosing lagged cylinder with extensive range of shelving. Landing area gives access to

BEDROOM TWO

9'3" x 14'5" (2.82 x 4.41)

With radiator, stone feature fireplace set to one corner with built-in wardrobe alongside window overlooking courtyard to the side door to

EN-SUITE

5'8" x 6'0" (1.74 x 1.85)

Fitted with tiled shower cubicle with pivot door, wash basin with tiled splash and shaver socket above, WC, oak framed window to the side overlooking gardens.

Second split of staircase leads to further small landing area opening up into

MASTER BEDROOM & DRESSING AREA

13'5" x 15'5" (4.11 x 4.70)

With exposed timbers, double radiator, deep seal to wood framed window overlooking gardens with tremendous, elevated views over surrounding fields and countryside. Land area also gives access to corridor with built-in wardrobe and original fireplace presently being used as a small dressing room for bedroom This are gives access to ladder leading to;

ATTIC ROOM

14'8" x 15'6" (4.48 x 4.73)

With exposed timbers, window to the side and built-in wardrobe.

BEDROOM THREE

10'1" x 10'11" (3.09 x 3.34)

With exposed timbers, double radiator, deep seal to wood framed window overlooking gardens to the side. Inner landing also gives access to further

BATHROOM

6'8" x 6'7" (2.05 x 2.01)

Fitted with modern white suite comprising panel bath with shower attachment and glazed screen, vanity wash hand basin with shaver socket above and cupboard below, WC, radiator, wood flooring vaulted ceiling with skylight and exposed timbers

SNUG/ANNEXE

This has its own external access. With wooden stable style door leading to;

KITCHEN

8'0" x 6'4" (2.46 x 1.95)

with built-in sink and base units under and space for larder style fridge, quarry tiled flooring, radiator, window overlooking gardens door two bedroom come sitting room with double radiator windows overlooking courtyard. Door leading to

BEDROOM FOUR

12'5" x 11'11" (3.81 x 3.65)

With radiator and window overlooking courtyard to the side. Door to

EN SUITE

8'0" x 5'1" (2.44 x 1.56)

Fitted with panel bath with shower attachment above and constantia glazed screen Vanity wash handbasin, WC, wood flooring, radiator, electric heated towel rail wall mounted electric convactor heater.

GARDENS AND GROUNDS

The property is approached through double five bar wooden gates onto large gravel parking and turning area with raised gravel patio area set to one side with electric car charger with steps leading up to the breakfast room door. Substantial garden are are situated to the front and side of the property and enjoy outstanding elevated views over the paddocks and surrounding hills and countryside. Laid to extensive lawns with intersecting flower and shrub borders with further large former vegetable patch with soft fruits. Paved patio is situated to the front of the property which enjoys the lovely, elevated views. There's also a number of fruit trees. From the side lawn wooden gate leads further fenced and hedged off area which houses a large log store and good size timber workshop/store. Oil storage tank set to one side This area is fenced off from the main garden and does have a public right away through it to the adjoining field (also in the properties ownership) but is rarely used as most people use the adjoining track.

LAND

The property has the benefit of adjoining paddocks extending to approximately 3.82 acres or thereabouts which with some re configuration can be accessed from the courtyard. The land is presently split into fields. Further land could be available by separate negotiation.

Agency Note (Paragraph)

TENURE

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

SERVICES

We are advised that mains electric is connected with private services including shared spring water supply and septic tank. We understand the current owner benefit from Airband, the new owner would need to make their own arrangements for future supply upon completion. Mobile Service: Limited. 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 B. We would recommend this is confirmed during pre-contact enquires.

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.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

NOTE

Please note the barns are not included within the sale of this property, the barns are currently being rented out. The main house, gardens and 3.82 acres is what is currently being sold.



General Services:

Local Authority: Shropshire

Council Tax Band: B

EPC Rating: F

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 town centre proceed along Upper Brook Street continuing past Oswestry School onto the Trefonen Road. Continue into Trefonen and after leaving the village turn right signposted for 'New Well Lane'. Follow this road for just over a mile following the signs for The Pentre. At the next T junction turn left and follow the road ahead before taking the next right (again signposted for the Pentre). The Pentre is the second farm house on the left

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU
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 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.