





11 Canal Cottage, Four Crosses, Llanymynech, SY22 6PP
Asking Price £250,000

A charming Grade II listed Victorian stone cottage of immense character, situated close to the Montgomeryshire canal with an idyllic country garden. The property is in need of some updating, and in brief the accommodation affords kitchen/breakfast room, living room, first floor lounge, bedroom and bathroom. Externally there is a parking area for two cars, well established gardens. Canal Cottages are located in a semi rural setting with amenities and good road connections close by.



LOCATION

The property is located with direct access on to the Montgomery canal via a shared pathway. The Montgomery Canal is a partially restored canal in Powys. The canal runs 33 miles from the Llangollen Canal to Newtown, via Llanymynech and Welshpool.

Wildlife thrives along the Montgomery Canal, it is one of the most important canals in the country for nature. The canal is the best location in the world for floating water plantain. Several nature reserves border the canal, filled with wildflowers and insects, including dragonflies and damselflies. Walking or cycling along the towpath is an excellent way to experience the peace and tranquillity of this rural canal. This is also a popular canal for canoeing. There are good road connection for commuting to Oswestry, Shrewsbury and Welshpool.

SUMMARY

Built in approximately 1840's the buildings were the former malthouse, and 11 canal cottage being the corn store. The property is Grade II listed so retains original features and boast character. The first floor lounge, could, with relevant permission be split to offer further bedrooms. The windows to the front are listed and remain single glazed, where as the rear windows are all double glazed.

ACCESS

Approached via shared pedestrian access.

KITCHEN

Boasting character and original features with exposed stone walls, beams to ceilings and wooden flooring. The kitchen is in need of some upgrading fitted with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer, integrated dishwasher and void for appliances. Rayburn which controls the heating, built in cupboards and spot lighting. Door to the front garden and door into the living room.

LIVING ROOM

Exposed stone chimney breast used as a feature, and the old corn shoot. Windows to the front and rear elevations over looking the garden and door to the front. Under stairs storage cupboard, radiators, stairs to first floor and ceiling light.

FIRST FLOOR**LOUNGE**

With windows to the front and rear elevations, and door leading out to the rear. Feature wood burner with decorative background and wooden surround, beam to ceiling, radiator and doors to;

BEDROOM

Double room with window to the front overlooking the garden, built in wardrobe, ceiling light and radiator.

BATHROOM

White suite comprising panelled bath with electric shower over, low level WC and wash hand basin. Wood flooring, part tiled walls, window to the rear and wall cabinets.

GARDENS

To the front there is a mature well stocked cottage garden with pergola and timber shed and seating area. Pedestrian access onto canal tow path - a real feature to this property.

There is a parking area allowing two cars to be parked for each property. This property also has a shed in the parking area, ideal for storage.

To the rear of the property the oil tank is located.

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, water and drainage services are connected with oil central heating. We understand the Broadband Download Speed is: Standard 8 Mbps & Ultrafast 1800 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 D. We would recommend this is confirmed during pre-contact enquires.

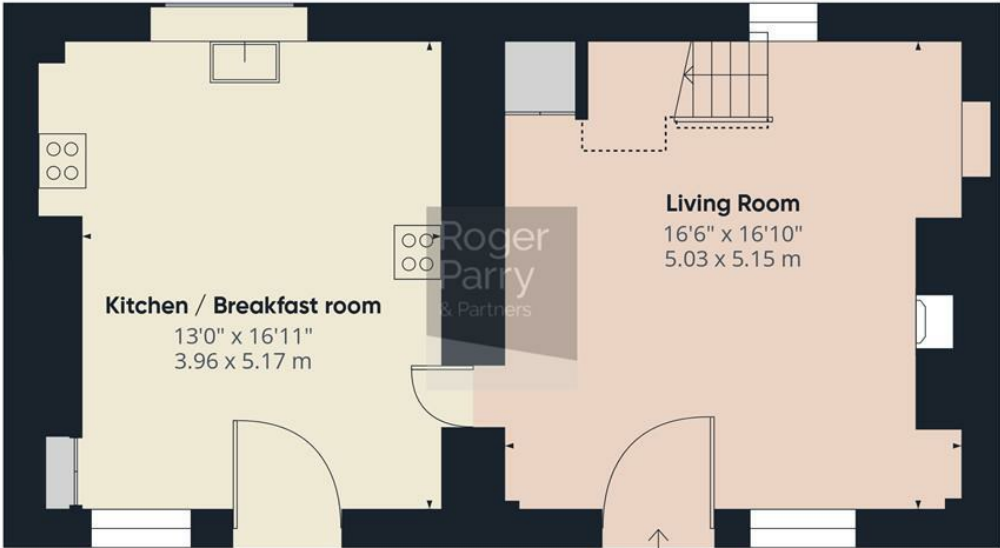
SURVEYS

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.

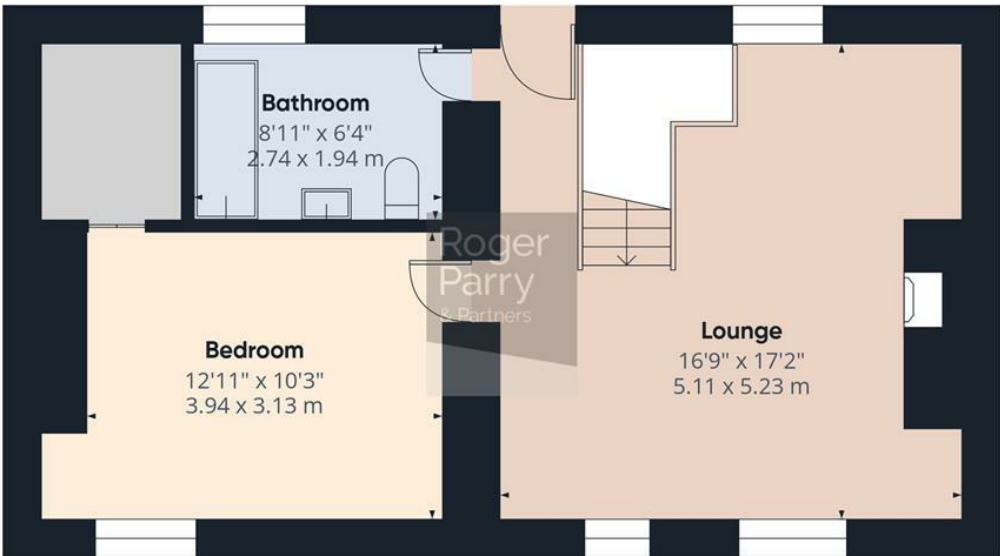
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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.

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



Ground floor



Floor 1



Approximate total area⁽¹⁾

989 ft²
91.8 m²

Reduced headroom

22 ft²
2.1 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

Local Authority: Powys

Council Tax Band: D

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:

Take the Morda road out of Oswestry and at the junction with the A483 turn right. Pass through the villages of Pant and Llanymynech and proceed until reaching Four Crosses. Upon entering the village take the last exit on the roundabout towards Llansantffraid. Canal Cottages will be found on the right hand side just before the canal bridge.

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.