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PROPERTY SINCE 1862

Offers in Excess of £700,000

 5 Bedrooms  2 Bathrooms  8.84 acres (3.58 ha)

Twyford House, Twyford, Oswestry,
Shropshire, SY11 4JN

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General Remarks

A substantial Grade II listed country property constructed circa 1830 with outbuildings, stables and self contained flat set within gardens, grounds and land extending to approximately 8.84 acres (3.58 ha). Twyford House is ideally situated in this quiet rural location which provides all benefits of country living alongside easy access to the surrounding road network. The property offers huge scope for refurbishment into a superb family property with additional potential for multi generational living or income generation from the self contained flat. The gardens and grounds extend to circa 1.23 acres while the adjoining land totals circa 7.61 acres. Internal inspection is essential in order to fully appreciate this most notable and rare addition to the sales market.

Location: The property is situated in a picturesque countryside location approximately 1/2 mile outside the village of West Felton. The village has an excellent range of amenities including village shop, public house and a renowned primary school. Easy access onto the A5/A483 provides direct commuting



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35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | bowen.uk.com | oswestrysales@bowen.uk.com

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

routes to the larger towns of Oswestry and Shrewsbury and the cities of Wrexham, Chester, and Manchester to the North, with Telford and Birmingham to the South. The train station at Gobowen offers links to Birmingham and Manchester.

Accommodation

Main House Accommodation: Twyford House itself briefly comprises:

Reception Hall: 24' 7" x 11' 5" narrowing to 5'11" (7.49m x 3.47m narrowing to 1.81m) With stairs to the first floor landing, two radiators and doors off to:

Drawing Room: 19' 0" x 13' 11" (5.80m x 4.23m) Having an open fireplace with marble surround and mantel. Radiator.

Dining Room: 19' 0" x 14' 0" (5.80m x 4.26m) Open fireplace with marble surround, two radiators and telephone point.

Kitchen: 12' 6" x 12' 0" widening to 15'6" (3.80m x 3.66m widening to 4.72m) Fitted base/eye level wall units, inset sink/drainers, space for cooker and dishwasher, oil fired boiler, radiator, stairs down to Cellar and doors off to:

Study: 13' 11" x 11' 4" (4.24m x 3.45m) Multi-fuel burner, fitted wall shelves, TV point, radiator and door to:

Side Porch: 9' 8" x 7' 3" (2.95m x 2.21m) Door to rear and internal door to:

Cloakroom: 7' 3" x 3' 7" (2.20m x 1.10m) With low level flush WC and pedestal wash hand basin.

Utility Room: 15' 0" x 8' 7" (4.57m x 2.62m) Radiator, built-in pantry cupboard, separate store

cupboard, stainless steel sink/drainers and door to the rear.

Cellar: 19' 1" x 8' 2" (5.82m x 2.48m)

Stairs to first floor landing: Radiator and doors off to:

Bedroom 1: 16' 1" x 13' 11" (4.90m x 4.25m) Radiator and door to:

Former Dressing Room/Bedroom 5: 13' 8" x 11' 0" (4.17m x 3.35m) Radiator.

Bedroom 2: 13' 10" x 10' 11" (4.22m x 3.32m max.) Radiator.

Bedroom 3: 14' 1" x 11' 6" (4.29m x 3.51m) Radiator.

Bedroom 4: 12' 10" x 8' 9" narrowing to 4'4" (3.92m x 2.66m narrowing to 1.32m) Radiator.

Shower Room: 13' 1" x 5' 10" (4.00m x 1.78m max.) Suite comprising a large walk-in shower cubicle, wash hand basin and low level flush WC. Radiator and built-in storage cupboard.

Bathroom: 12' 10" x 6' 8" (3.90m x 2.04m max) Cast iron enamelled bath, wash hand basin, radiator and large storage cupboard.

Separate WC: 5' 1" x 4' 0" (1.56m x 1.22m) High level flush WC.

Self Contained Flat Accommodation: Located in a brick built outbuilding to the rear of the main property with external steps leading to a door into:

Kitchen: 8' 0" x 7' 6" (2.44m x 2.28m) Fitted base/eye level wall units, space for cooker, inset stainless steel sink/drainers and door to:









Store 1: 16' 1" x 12' 0" (4.90m x 3.65m) With loft above.

Store 2: 16' 0" x 7' 9" (4.88m x 2.37m)

Gardens, Grounds & Land: The gardens surrounding the property extend to 1.23 acres or thereabouts, having lawns to the front, side and rear bordered by flowering beds, mature shrubs and bushes. Adjoining the gardens are additional grassland paddocks extending to 7.61 acres or thereabouts, which include a water supply.

Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Services: We are informed that mains water and electricity are connected. The property is connected to a private septic tank drainage system and the property is warmed via an oil fired central heating system.

Council Tax Band: Council Tax Band - 'G'.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

EPC Rating: Main House: 29(F), Stables: 38(F)

Directions: From Oswestry take the A5 dual carriage towards Shrewsbury taking Queens Head turn off on the left and continue past the Queens Head pub and continue before taking the left hand turning signposted Twyford. Follow the lane for approximately 1/2 mile taking the next left at the 'triangle' signposted Twyford. Continue along and the property will be located on the left hand side after a short time.

What3words: ///sometimes.grapes.contact

Bedroom: 16' 1" x 12' 11" (4.91m x 3.93m) Radiator and doors off to:

Bathroom: 7' 10" x 7' 7" (2.40m x 2.32m) Cast iron enamelled bath, pedestal wash hand basin and low level flush w.c.

Living Room: 16' 6" x 16' 2" (5.02m x 4.94m) Radiator, log burner and doors to raised terrace.

Outbuildings: The remainder of the outbuildings include stabling beneath the flat accommodation and an additional sandstone/brick built barn. These are listed briefly as follows.

Stable 1: 16' 4" x 13' 0" (4.98m x 3.97m)

Stable 2: 16' 4" x 7' 7" (4.98m x 2.31m) Oil fired boiler for flat.

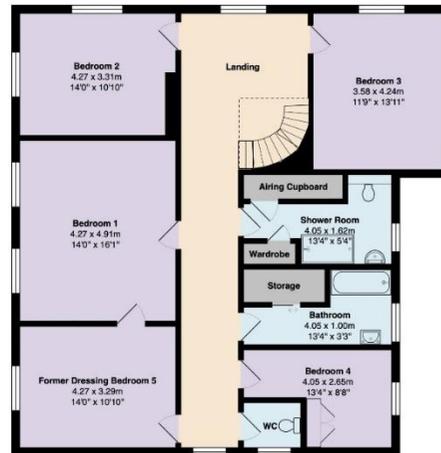
Stable 3: 16' 5" x 16' 4" (5.00m x 4.98m)

Barn: The sandstone/brick built barn includes the following:

Stable: 17' 11" x 16' 3" (5.47m x 4.96m)

Former Cart Way: 22' 4" x 17' 11" (6.80m x 5.47m)

Twyford House, Twyford, West Felton, SY11 4JN



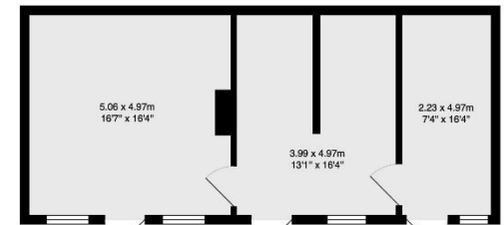
Total Area: 308.7 m² ... 3323 ft² (excluding garage)
 All measurements are approximate and for display purposes only



Flat accommodation at Twyford House with stabling beneath



First Floor



Ground Floor

Total Area: 115.3 m² ... 1241 ft²
 All measurements are approximate and for display purposes only

