

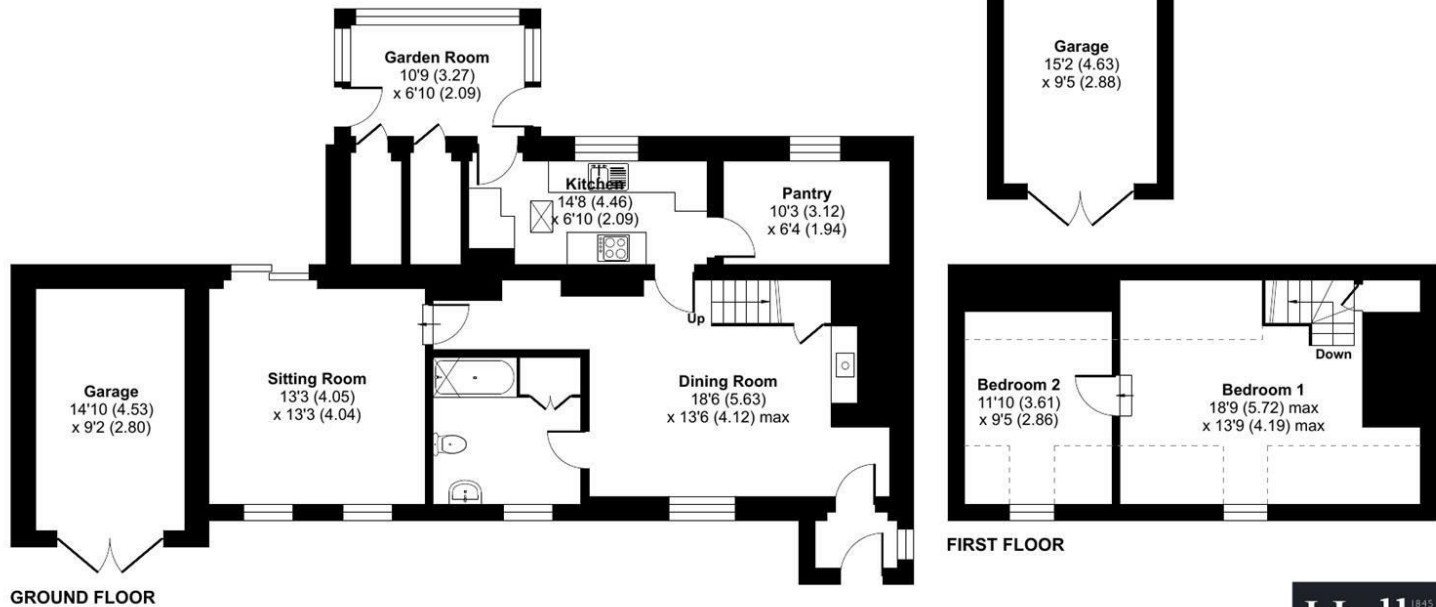
FOR SALE

The Cottage, Llanyblodwel, Oswestry, SY10 8NQ



Denotes restricted head height

Approximate Area = 1196 sq ft / 111.1 sq m
Limited Use Area(s) = 82 sq ft / 7.6 sq m
Garage = 281 sq ft / 26.1 sq m
Total = 1559 sq ft / 144.8 sq m
For identification only - Not to scale



FOR SALE

Offers in the region of £225,000

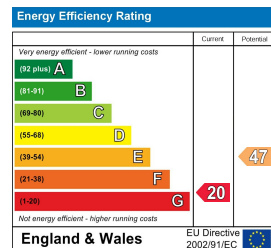
The Cottage, Llanyblodwel, Oswestry, SY10 8NQ

A charming and characterful Grade II listed detached cottage enjoying a delightful village setting with attractive gardens, two bedrooms, garage facilities and a wealth of original period features throughout.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

2 Reception
Room/s

2 Bedroom/s

1 Bath/Shower
Room/s

- Charming Grade II listed detached cottage
- Wealth of exposed beams and character features
- Two double bedrooms
- Spacious sitting room with vaulted ceiling
- Dining room with feature fireplace and beams
- Kitchen with adjoining pantry and garden room
- Garage and additional detached garage/store

DESCRIPTION

Halls are delighted with instructions to offer The Cottage, Llanyblodwel for sale by private treaty.

The Cottage is an exceptionally charming detached period home offering a wonderful blend of character, charm and versatility, occupying an attractive position within the sought-after village of Llanyblodwel. Believed to date back to the 15th century, the property retains an abundance of original features including exposed beams, vaulted ceilings, traditional timber doors and cottage-style windows, all combining to create a truly warm and inviting home.

The accommodation is arranged over two floors and briefly comprises a spacious sitting room featuring impressive vaulted ceilings and exposed timbers together with excellent natural light. The dining room provides an ideal entertaining space centred around a feature fireplace with a log burner and exposed beams, whilst the kitchen is fitted with a range of wall and base units and enjoys pleasant outlooks over the gardens and river. Adjoining the kitchen is a useful pantry together with a delightful garden room providing an additional seating area overlooking the outside space. In addition there are two storage rooms off the garden room and are currently used as a log store and tool storage.

To the ground floor there is also a bathroom fitted with a three-piece suite. To the first floor are two characterful double bedrooms, both enjoying exposed timbers and cottage-style appeal.

The property would benefit from a degree of modernisation and improvement but offers tremendous potential for purchasers seeking a charming period home within a highly desirable village setting.

OUTSIDE

Externally, the property enjoys a large patio area and attractive cottage-style gardens comprising lawned areas, mature shrubs, established trees and planted borders, creating a private and peaceful environment ideal for outdoor enjoyment.

A particularly attractive feature of the property is the nearby River Tanat and surrounding greenery which further enhances the picturesque setting. The gardens provide excellent scope for keen gardeners and those seeking a tranquil outdoor space.

The property also benefits from garage facilities including an attached garage together with an additional detached garage/store offering possible further development subject to appropriate planning permission.

SITUATION

The Cottage occupies a delightful position within the popular village of Llanyblodwel, nestled close to the Shropshire/Welsh border and surrounded by attractive countryside. The village enjoys a strong community feel together with excellent access to scenic walking, riding as well as fishing and other outdoor pursuits.

The nearby market town of Oswestry provides a comprehensive range of everyday amenities including supermarkets, independent shops, restaurants, cafes and leisure facilities, together with both primary and secondary schooling. The area is also well placed for access towards Shrewsbury, Welshpool as well as North Wales and the wider Midlands via the A5 road network.

SCHOOLING

The property is conveniently situated for a selection of well-regarded schooling facilities in both the state and private sector. Nearby schools include Llanyblodwel CE Primary School together with secondary schooling in Oswestry including The Marches School. Independent schooling is available nearby at Oswestry School and Moreton Hall.

SERVICES

The property is understood to benefit from mains water and electricity. Private drainage system. Calor Gas central heating.

TENURE

We understand the property is of freehold tenure although purchasers must make their own enquiries via their solicitor.

COUNCIL TAX BAND

The property is understood to be in Council Tax Band C.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.

Tel: 0345 678 9000.

VIEWINGS

Strictly by appointment through the selling agents, Halls, Oswestry Office.

ANTI-MONEY LAUNDERING (AML)

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

W3W

///stow.wisdom.sprouted