



BOWEN

PROPERTY SINCE 1862

Asking Price £675,000

 3 Bedrooms  2 Bathrooms  0.58 acres

Stone House, Woolston, Oswestry,
Shropshire, SY10 8HY

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General Remarks

A refurbished and immaculately presented detached country property set in a most picturesque rural location within gardens and grounds extending to circa 0.58 acres. Stone House has been the subject of an extensive scheme of renovation and improvement works. It now provides well planned accommodation which flows and connects well with the surrounding gardens. The gardens themselves are a most notable feature and are well stocked with flowers, shrubs and fruit trees. There is also a detached open fronted garage building with attached workshop. The property is warmed by oil fired central heating and is fully double glazed. Internal inspection is essential in order to fully appreciate this rare addition to the sales market.

Location: The property stands within a private rural location just outside the hamlet of Woolston. The nearby larger village of West Felton offers a wider range of amenities including shop, public house and an excellent primary school. The town of Oswestry (4 miles) offers a much wider range of shops and facilities as well as access onto the A5 & A483 which provides direct links to the County town of Shrewsbury, the City of Chester and the motorway network beyond. The nearby train station at Gobowen offers links to Birmingham and Chester.



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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.

Accommodation

A part glazed door at the side of the property leads into:

Reception Hall: 10' 11" x 9' 11" (3.32m x 3.03m) Max Stairs to first floor landing, understairs cupboard, radiator, thermostat and doors off to:

Cloakroom: 6' 2" x 2' 11" (1.88m x 0.89m) Low level flush w.c., wash hand basin with vanity unit below, radiator & tiled floor.

Lounge: 20' 8" x 13' 10" (6.31m x 4.21m) Log burner sat on slate hearth with brick/stone surround. TV/telephone points, two radiators, beams to ceiling, part glazed door to gardens and internal door to:

Garden Room: 15' 3" x 7' 7" (4.66m x 2.31m) Radiator, bi-folding doors to gardens and internal door to:

Dining Room: 14' 11" x 9' 0" (4.54m x 2.74m) Radiator, bi-folding doors to garden and opening into:

Kitchen/Breakfast Room: 18' 5" x 11' 4" (5.61m x 3.45m) Range of fitted base/eye level wall units with worktops over and inset composite sink/ drainer. Integrated oven and hob with extractor hood over. Space for fridge freezer, radiator, tiled floor, part glazed door to garden and internal door to:

Utility: 8' 0" x 7' 7" (2.44m x 2.30m) Fitted base units with worktops over and inset composite sink/drain. Space for washing machine and tumble dryer. Worcester oil fired boiler, radiator and tiled floor.

Stairs to first floor landing: Airing cupboard with radiator and slatted shelves, skylight, access to loft space and doors off to:

Bedroom 1: 15' 3" x 13' 1" (4.64m x 4.00m) Max Built in wardrobe, two radiators, views over countryside and door to:

En-suite: 8' 7" x 5' 6" (2.61m x 1.67m) Suite comprising large walk in shower cubicle with rainfall shower, wash hand basin with vanity unit below and low level flush W.C. Tiled floor, part tiled walls, radiator, heated towel rail and extractor fan.

Bedroom 2: 13' 9" x 10' 4" (4.19m x 3.14m) Radiator and views over countryside.

Bedroom 3: 13' 10" x 11' 1" (4.21m x 3.39m) Max Radiator, views over countryside and access to loft space.

Bathroom: 8' 7" x 5' 0" (2.62m x 1.52m) Suite comprising roll top bath with shower attachment, wash hand basin with vanity unit beneath and low level flush W.C. Radiator, heated towel rail, tiled floor, part tiled walls, skylight and extractor fan.

Workshop: 20' 3" x 9' 7" (6.18m x 2.92m) Light, power and water supplies laid on. Pedestrian door to front.

Open fronted double garage: 20' 6" x 20' 4" (6.24m x 6.20m) Two bay garage with light and power supplies laid on. Adjoining log store.

Outside: The property is set within a generously sized plot extending to circa 0.58 acres. This includes a gated driveway which leads to the garage and provides ample parking. Adjoining the driveway are various lawned gardens interspersed by flowering beds, fruit trees, shrubs and hedges. Paved paths/patios adjoin the property and there are far reaching views over the surrounding countryside towards the Welsh Hills.

Services: We are informed that the property is connected to mains electricity. There is a private bore hole fed water supply, septic tank drainage system and oil fired central heating system.









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

EPC Rating: Awaiting EPC assessment.

Local Authority: Shropshire County Council.

Council Tax Band: Council Tax Band - 'C'.

Directions: From the Mile End roundabout take the A483 signposted Welshpool. Take the second exit off the bypass signposted Maesbury. Continue for approximately 1.5 miles passing The Original Ball Public House and through the village of Maesbury. Turn Left onto Woolston

road, just before the road bends to the right. Continue for 0.2 miles before the property will be located on your left hand side.

<https://what3words.com/capers.orbited.feeds>

Get the most out of your property

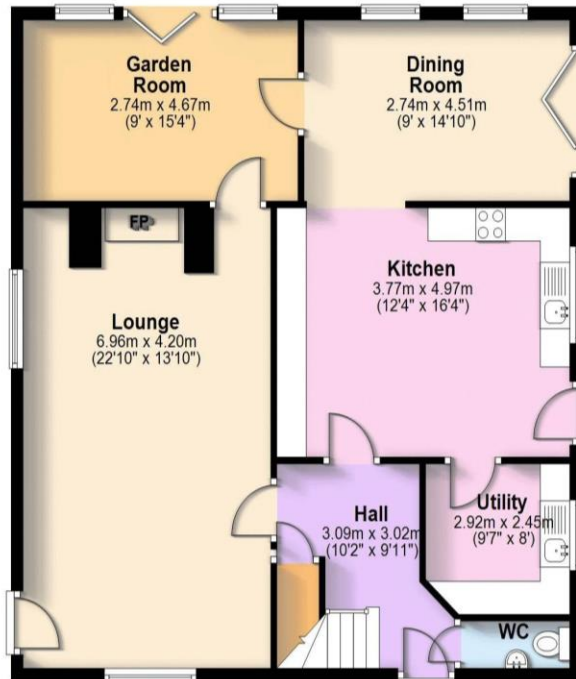
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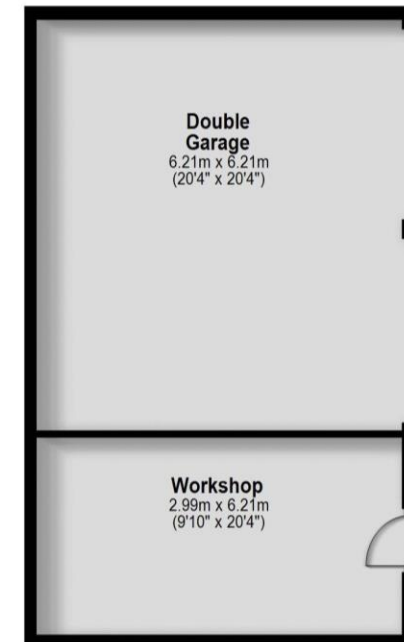
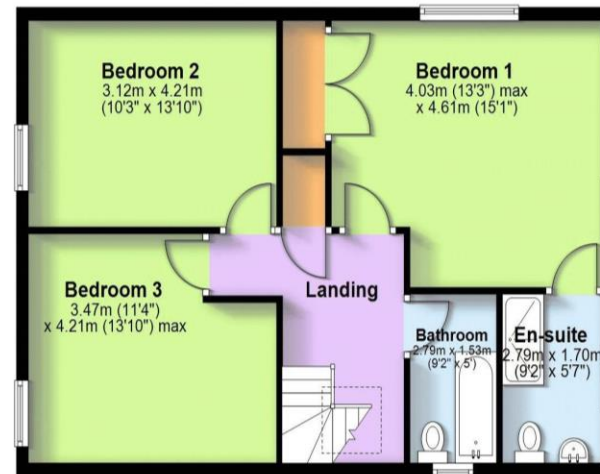
Ground Floor

Approx 90.7 sq. metres (975.9 sq. feet)



First Floor

Approx. 65.2 sq. metres (701.3 sq. feet)



All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

