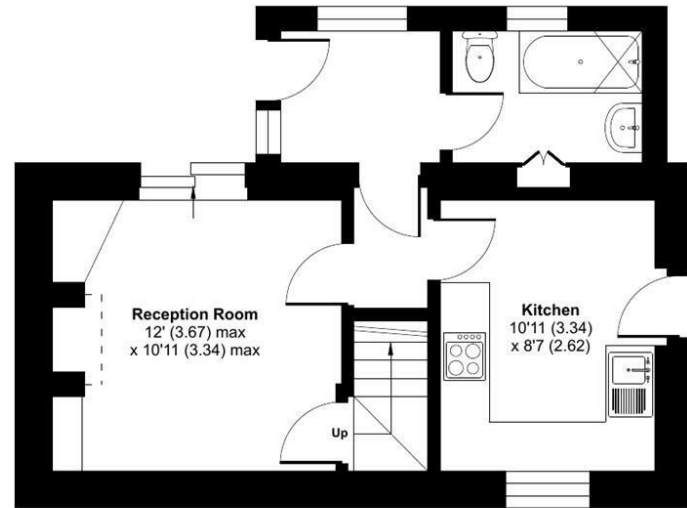


FOR SALE

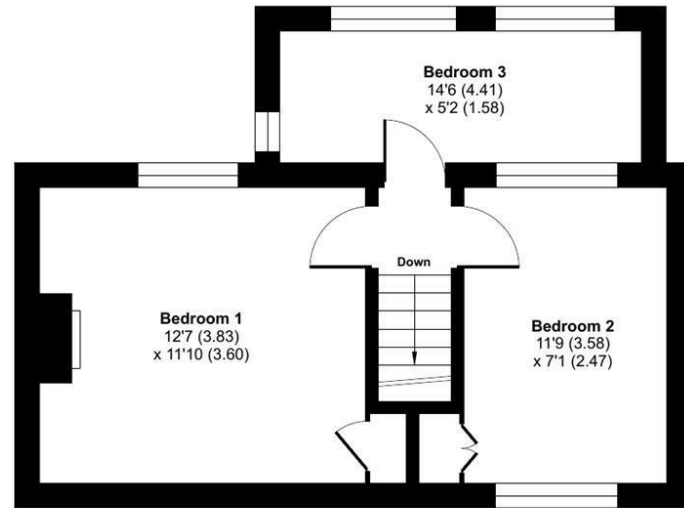
The Fells, 2, The Terrace Old Post Office Lane, Trefonen, SY10 9DL



Approximate Area = 746 sq ft / 69.3 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1481312



FOR SALE

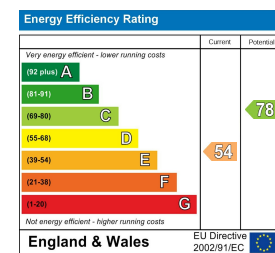
Offers in the region of £165,000

The Fells, 2, The Terrace Old Post Office Lane, Trefonen, SY10 9DL

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@hallsgb.com



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Charming three-bedroom period cottage
- Wealth of original character features throughout
- Beautifully landscaped and private rear gardens
- Attractive living room with exposed brick fireplace
- Three versatile first-floor bedrooms
- Sought-after village location within easy reach of Oswestry

DESCRIPTION

The front entrance opens into a welcoming entrance hall. The sitting room is a particularly attractive reception space, centred around a feature exposed brick chimney breast with inset fireplace, complemented by an abundance of natural light.

The kitchen has scope for modernisation and is currently fitted with a range of wall and base units providing ample storage and work surface space, enjoying attractive views across the rear garden. The garden is accessed via the kitchen side door as well as also being accessible from front of house via a concrete path around the side of the house.

Completing the ground floor is the family bathroom, fitted with a panelled bath, modern shower unit over the bathtub, wash hand basin and WC.

To the first floor, the landing provides access to three bedrooms. The principal bedroom is a spacious double, featuring an attractive exposed brick fireplace and delightful views across the surrounding area. The second bedroom is another well-proportioned double, whilst the third bedroom offers excellent versatility and could equally serve as a child's bedroom, home office or dressing room, depending on individual requirements.

OUTSIDE

The gardens are undoubtedly one of the property's most attractive features. Beautifully established and thoughtfully landscaped, they provide a peaceful retreat with a variety of mature shrubs, specimen trees, flowering borders and attractive stone walls.

A number of seating areas have been created to enjoy the sunny aspects throughout the day, making the garden ideal for outdoor dining and entertaining. A useful timber garden store provides additional storage, whilst the enclosed nature of the garden offers an excellent degree of privacy.

To the front of the property is an attractive courtyard-style approach providing ease of access.

LOCATION

The property occupies a delightful position within the ever-popular village of Trefonen, situated approximately three miles south-west of Oswestry. The village enjoys an excellent community atmosphere together with a range of everyday amenities including a convenience store and Post Office, primary school, parish church, village hall, public house and regular bus service. The surrounding countryside provides an abundance of scenic walks, including nearby Offa's Dyke, whilst the market town of Oswestry offers a comprehensive range of shopping, educational and leisure facilities.

SCHOOLING

The property lies within the catchment for Trefonen C.E. Primary School, which enjoys an excellent local reputation. Secondary education is available at The Marches School in Oswestry, whilst independent schooling can be found nearby at Oswestry School, Moreton Hall and Ellesmere College, all within comfortable travelling distance.

DIRECTIONS

From Oswestry, proceed along Trefonen Road into the village of Trefonen. Continue through the village centre and, just past The Barley Mow Inn, turn right into Bellan Lane. Proceed past the village shop on the left-hand side before taking the second turning on the right into Old Post Office Lane. Continue along the lane, where The Fells will be found on the left-hand side, just before the turning for Silverdale Drive. The property will be identified by a Halls 'For Sale' board.

SERVICES

We understand that the property benefits from mains water, electricity and drainage. Heating and other services should be confirmed prior to exchange of contracts and interested parties are advised to rely upon their own enquiries and inspections.

POSESSION AND TENURE

Freehold with vacant possession on completion.

COUNCIL TAX

Council Tax Band: B

LOCAL AUTHORITY

Shropshire County Council.

VIEWINGS

Strictly by appointment through the selling agents.

ANTI-MONEY LAUNDERING (AML) CHECKS

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.