

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £695,000

🛏 3 Bedrooms

🚿 2 Bathrooms

📍 4.94 acres (2.00ha)

1 Wootton Cottages, Queens Head,
Oswestry, Shropshire, SY11 4LJ

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General Remarks

A substantial detached property and associated range of equestrian facilities, set within circa 4.94 acres (2.00ha) of gardens, grounds and land. Located in this rural yet accessible location the property provides a ready made set up for those with an equestrian interest but could of course be tailored to suit other interests. The property includes a four bay stable block, Hay Barn, Tack Storage Shed, a 40m x 20m menage and additional 36m x 18m all weather surface. The remaining land is laid to permanent pasture and includes a timber framed field shelter. The property itself is generously sized and includes flexible living accommodation which connects with adjoining gardens. Internal inspection is essential in order to fully appreciate this most individual addition to the sales market.

Location: The property is situated near Queens Head, which includes a renowned public house and provides easy access onto the A5. This provides a direct link to the nearby market town of Oswestry (4 miles) and the historic county town of Shrewsbury (15 miles). Both offer a comprehensive range of



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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.

shopping and leisure amenities. The local primary school is situated in West Felton and the property is currently situated within the catchment for the well respected Corbet Secondary School situated in nearby Baschurch (8 miles). The renowned Packwood Haugh, Oswestry School and Morton Hall School are also nearby.

Accommodation

A glazed door leads into:

Porch: 5' 0" x 3' 8" (1.53m x 1.13m) Tiled floor and part glazed door into:

Hallway: 11' 11" x 8' 0" (3.63m x 2.45m) Radiator, telephone point, stairs to first floor landing and doors off to:

Study: 12' 0" x 11' 8" (3.67m x 3.55m) (max) Log burner set on brick hearth with brick surround. Radiator and beams to ceiling.

Kitchen/Breakfast Room: 22' 1" x 7' 1" (6.72m x 2.17m) plus (3.90m x 3.13m) Range of fitted base and eye level wall units with worktops over and inset Belfast sink. Space for range cooker with extractor hood over, log burner set on slate hearth, tiled floor, glazed door to outside and internal doors off to:

Pantry: 6' 6" x 3' 10" (1.97m x 1.17m) Fitted shelving and tiled floor.

Family Room: 23' 4" x 13' 9" (7.10m x 4.20m) Log burner set on tiled hearth with brick surround, vaulted ceiling with exposed beams, two radiators and two sky lights.

Lounge: 15' 11" x 15' 0" (4.84m x 4.56m) Wood flooring, glazed doors to patio, tv point, radiator and steps to alcove (2.07m x 1.49m) with door to:

Boiler Room: 6' 0" x 5' 11" (1.83m x 1.80m) Worcester oil fired boiler, hot water cylinder and tiled flooring.

Utility: 10' 11" x 7' 8" (3.32m x 2.34m) (max) Space and plumbing for washing machine and freezer, low level flush w.c., wash hand basin, radiator, vinyl flooring and door to outside.

Stairs to first floor landing: With doors off to:

Bedroom 1: 15' 10" x 12' 2" (4.82m x 3.70m) Built in wardrobes, access to loft space, radiator and door to:

En-suite: 13' 1" x 3' 11" (3.98m x 1.19m) (max) Suite comprising whower cubicle with electric shower, pedestal wash hand basin and low level flush w.c. Wood flooring, part tiled walls, heated towel rail and extractor fan.

Bedroom 2: 12' 5" x 12' 2" (3.78m x 3.71m) Fitted wardrobes and radiator.

Bedroom 3: 11' 11" x 9' 9" (3.64m x 2.96m) Fitted wardrobes and radiator.

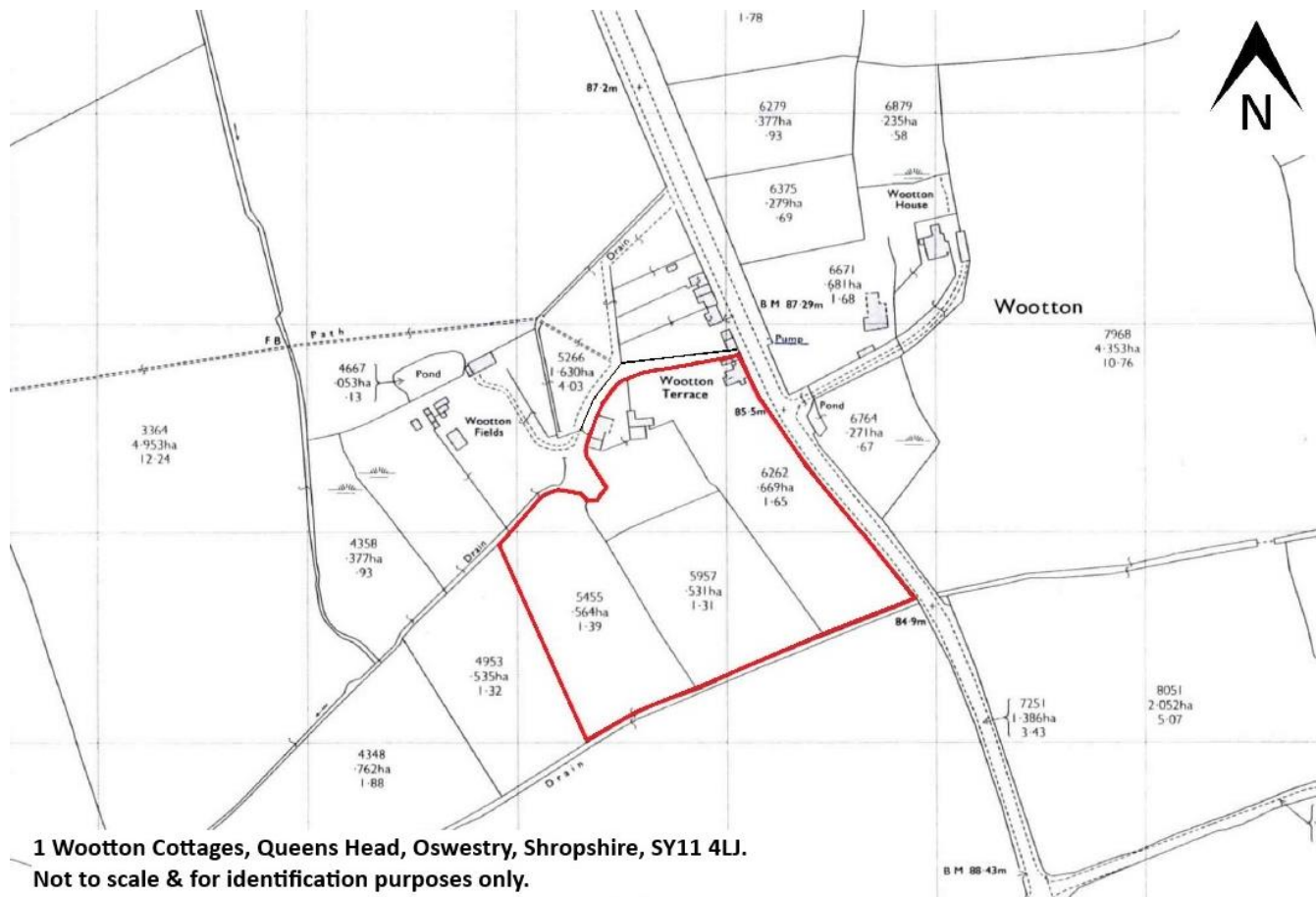
Family Bathroom: 14' 5" x 7' 0" (4.39m x 2.14m) Suite comprising roll top bath, separate shower cubicle with electric shower, pedestal wash hand basin and low level flush w.c. Wood effect flooring, part tiled walls, extractor fan and access to loft space.

Outside: The property is approached via a gated entrance from the roadway which leads to a generous turning/parking area. The property's gardens then adjoin this which include lawns, mature trees, a paved patio area and glazed greenhouse with adjacent raspberry canes.









There is also an enclosed garden to the front of the original cottage. The outbuildings briefly comprise the following:

4 Bay Stable Block: 25' 0" x 11' 9" (7.63m x 3.57m x 3.69m x 3.52m) Water, lighting and power facilities.

Hay Barn: 29' 7" x 19' 9" (9.01m x 6.03m) Double doors to front, light/power facilities, stairs to loft storage (8.99m x 3.63m reduced head height under eaves) and pedestrian door at the end with external steps.

Log Store: 13' 10" x 10' 10" (4.22m x 3.31m)

Adjoining Log store: 9' 6" x 4' 11" (2.89m x 1.50m)

Tack Storage shed: 9' 11" x 7' 9" (3.02m x 2.37m) With lighting.

All Weather Surface, Menage & Land: The property also includes a 40m x 20m enclosed menage and adjacent all weather surface extending to circa 36m x 18m. The adjoining land

is split into three parcels with mature hedging forming the borders. It is laid to pasture and is generally in good heart. The field shelter (7.06m x 2.97m) is located in the central parcel.

Services: We are informed that the property has a private Septic tank, oil fired central heating and is connected to mains electric and water supplies.

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

Local Authority: Shropshire County Council.

Council Tax Band: Council Tax Band - E.

EPC Rating: EPC Rating 49 - E.

Directions: From Oswestry take the A5 south towards Shrewsbury. At the Queens Head junction turn left then take an immediate left again. Follow the road for approximately half a mile where the property will be located on the left hand side.

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1, Wootton Cottages, Queens Head, SY11 4LJ



Total Area: 203.7 m² ... 2193 ft²

All measurements are approximate and for display purposes only

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