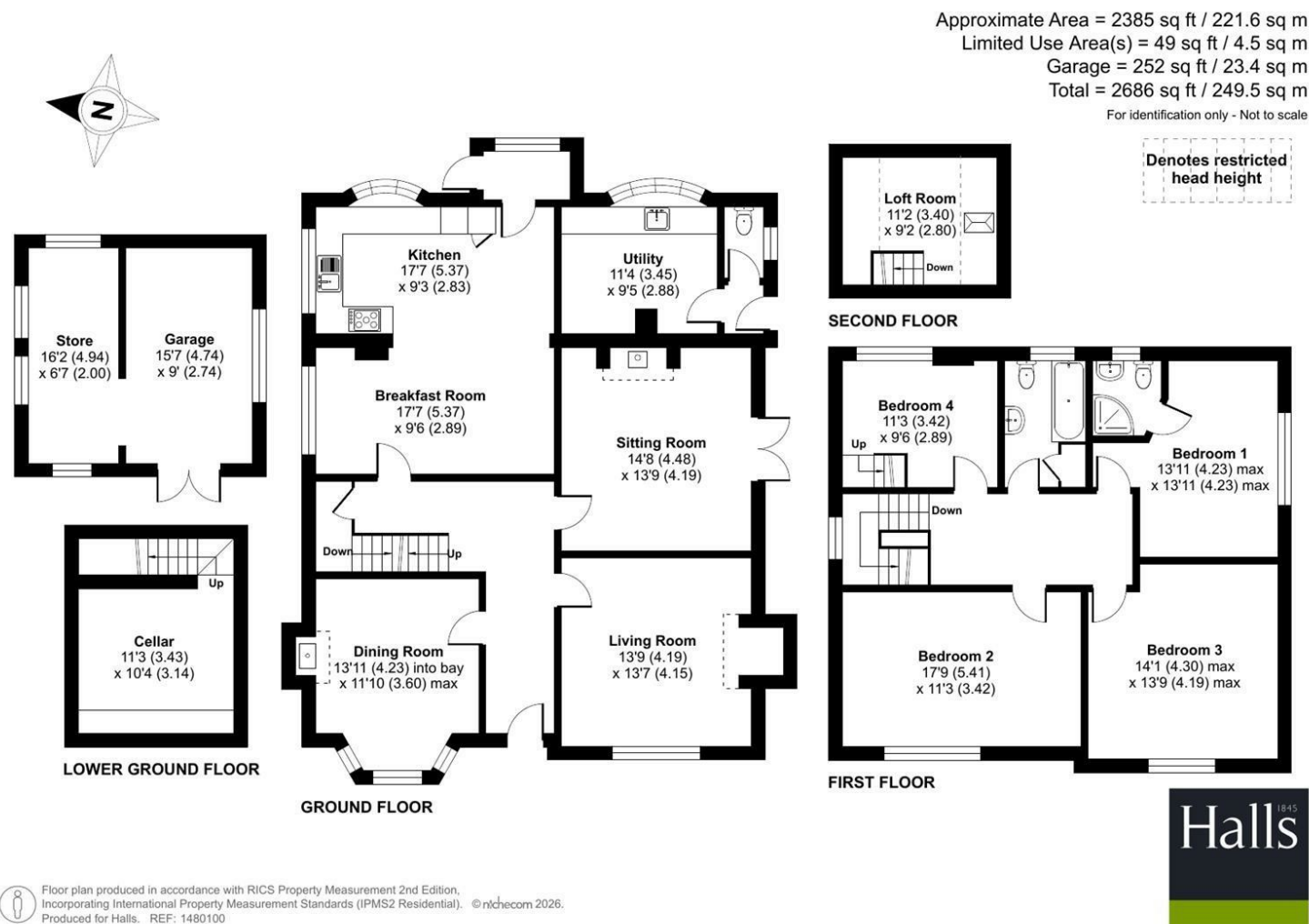


FOR SALE

Rhoswiel Lodge, Rhoswiel, Weston Rhyn, Oswestry, Shropshire, SY10 7TG



FOR SALE

Offers in the region of £550,000

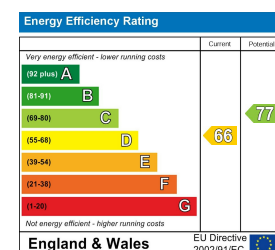
Rhoswiel Lodge, Rhoswiel, Weston Rhyn, Oswestry, Shropshire, SY10 7TG

An architect owned, distinguished Victorian residence combining timeless elegance, generous family accommodation and beautifully established gardens, occupying a private setting on the edge of Weston Rhyn.

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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Oswestry (4.5 miles) Wrexham (11 miles) Gobowen Train Station (2 Miles)
All Distances Approximate



4 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



- **Elegant detached Victorian residence**
- **Beautiful mature gardens offering exceptional privacy**
- **Wealth of original period features throughout**
- **No onwads chain**
- **Cellar, detached garage and adjoining store**
- **Ample driveway parking**

DESCRIPTION

The property is approached through attractive gardens which provide a wonderful first impression, leading into a welcoming reception hall with impressive ceiling heights and period detailing that continues throughout the home.

The principal reception rooms are particularly impressive, each benefiting from large bay or arched sash-style windows that flood the accommodation with natural light whilst framing delightful views across the gardens and surrounding countryside. The elegant sitting room provides an ideal space for relaxing with an attractive fireplace creating a wonderful focal point, whilst the separate living room offers a cosy yet spacious family room complete with wood burning stove and direct access outside.

The formal dining room is beautifully proportioned and perfectly suited to entertaining, retaining many original Victorian features including decorative cornicing, high skirting boards and a feature fireplace.

At the heart of the home is the contemporary kitchen/breakfast room, fitted with an extensive range of high gloss units, integrated appliances and generous work surfaces. The adjoining breakfast area provides an excellent everyday dining space overlooking the gardens, whilst a large utility room offers further storage, appliance space and practical access to the outside.

The lower ground floor cellar provides valuable additional storage and offers potential for a variety of uses subject to individual requirements.

To the first floor are four well-proportioned double bedrooms, all enjoying excellent ceiling heights and attractive outlooks. The principal bedroom is particularly impressive, benefiting from beautiful arched windows, fitted wardrobes and delightful open views. The remaining bedrooms are equally generous, making the property ideally suited to growing families.

The family accommodation is complemented by two well-appointed bathrooms serving the first floor.

A staircase rises to the second floor where a useful loft room provides an ideal hobbies room, occasional home office or additional storage space.

Throughout the property, the original Victorian character has been carefully preserved, with decorative coving, deep skirting boards, feature fireplaces, impressive ceiling heights and beautiful arched windows combining seamlessly with modern family living.

OUTSIDE

Rhoswiel Lodge occupies a particularly generous plot with mature gardens wrapping around the property and offering an exceptional degree of privacy. Predominantly laid to lawn, the gardens are beautifully established with a variety of mature specimen trees, flowering shrubs and colourful borders creating interest throughout the seasons.

The extensive lawns provide an ideal environment for children, family gatherings or outdoor entertaining, whilst numerous seating areas allow full enjoyment of the peaceful surroundings.

A substantial detached garage with adjoining store offers excellent storage together with potential for workshop space, whilst the sweeping gravel driveway provides ample parking for several vehicles.

The property's mature setting, attractive gardens and private position combine to create a truly exceptional family home rarely available within such a convenient village location

SITUATION

Rhoswiel Lodge enjoys an excellent position on the edge of Weston Rhyn, a highly regarded Shropshire village ideally situated between Oswestry and Chirk. The village offers an excellent range of everyday amenities including a primary school, village shop, public house, church and community facilities.

The nearby market town of Oswestry provides an extensive range of shopping, leisure and educational facilities, whilst the historic town of Chirk offers additional amenities together with rail connections. Excellent road links via the nearby A5 provide straightforward access towards Shrewsbury, Chester, Wrexham and the wider motorway network.

SCHOOLING

There is an excellent selection of schooling available nearby. Weston Rhyn Primary School is within easy reach, whilst secondary education is available at The Marches School, Oswestry, together with St Martins School. A number of highly regarded independent schools are also within comfortable travelling distance including Oswestry School, Moreton Hall, Ellesmere College and Packwood Haugh School.

DIRECTIONS

From Oswestry, proceed north out of the town along Gobowen Road, continuing through Gobowen towards Weston Rhyn. Upon entering Weston Rhyn, continue through the village before turning towards Rhoswiel. Follow the lane where Rhoswiel Lodge will be found in a private position on the left-hand side, identified by the Halls For Sale board.

POSSESSION AND TENURE

Freehold with vacant possession on completion.

COUNCIL TAX BAND

Council Tax Band: E

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 (plus 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.