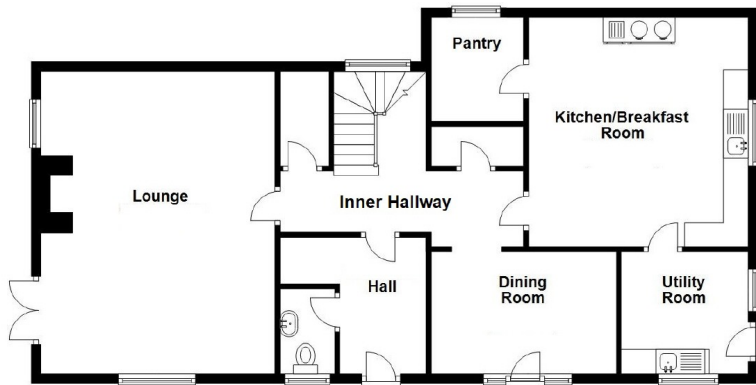


FOR SALE

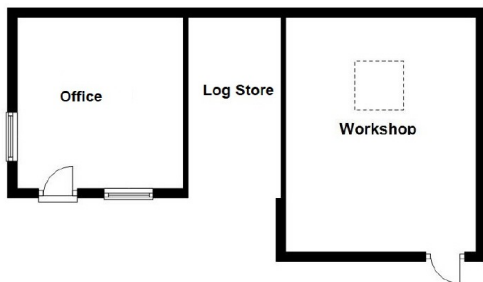
Hyde Park, Little London Lane, Trefonen, Oswestry, Shropshire, SY10 9DH



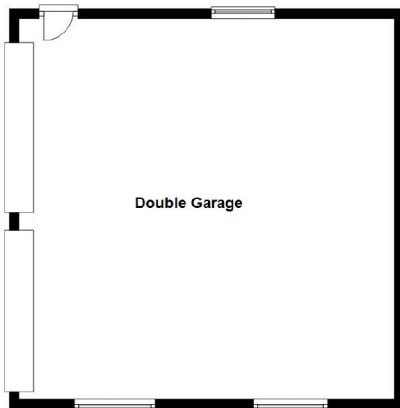
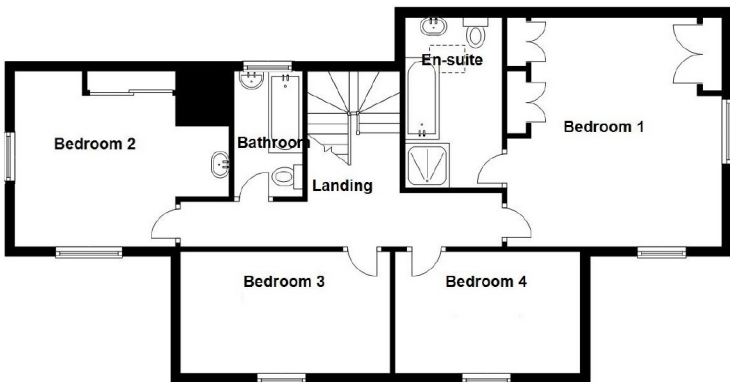
Ground Floor Area (not including outbuildings)
Approx. 97.4 sq. metres (1046.4 sq. feet)



Outbuilding



First Floor
Approx. 97.1 sq. metres (1045.0 sq. feet)



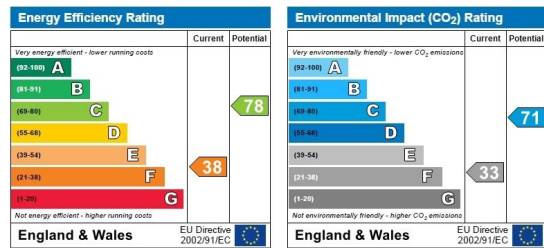
Total area: approx. 194.5 sq. metres (2093.4 sq. feet)

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

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 Ratings



01691 670 320

Oswestry office:

Queens Courtyard, Oswald Road, Oswestry, SY11 1RB
E. oswestry@hallsgb.com



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FOR SALE

£435,000

Hyde Park, Little London Lane, Trefonen, Oswestry, Shropshire, SY10 9DH

This detached country cottage is situated in a superb semi rural location within the sought after village of Trefonen. Offering spacious accommodation warmed by oil fired central heating which comprises; Reception Hall, Cloakroom, Inner Hallway with Stores, Dining Room, Lounge, Kitchen with Pantry, Utility, Landing, Master Bedroom with ensuite, Three further Bedrooms, Bathroom, Outbuilding with potential for Annexe, Double Garage. All set in 0.67 acres or thereabouts.



Oswestry (3.5 miles), Welshpool (15 miles), Wrexham (17 miles), Shrewsbury (18 miles).
(All distances approximate)



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



- Detached Elevated Property
- Potential Annexe
- Master Bedroom Suite
- Gardens, Garages and Parking
- Countryside Views and Walks
- Must See To Appreciate

LOCATION

The village of Trefonen has local amenities including a Post Office/Shop, Primary School, Public House and Church. Located on the Welsh Border with many outdoor pursuits locally. Offa's Dyke is close by with a variety of other countryside walks.

DIRECTIONS

Entering Trefonen from Oswestry, pass the Barley Mow Inn on the right hand side, then continue into Bellan Lane, proceed then turn left into Little London Lane. Continue whereby the property will be viewed to the right hand side.

THE ACCOMMODATION

Timber and glazed door provides access to:

RECEPTION HALL

With recessed study area.

CLOAKROOM

Comprising a two piece suite providing a low flush WC, wash hand basin, double glazed window to the front elevation, radiator.

INNER HALLWAY

With staircase leading to the First Floor Landing with under stairs storage cupboard, radiator. Boiler Room housing floor mounted oil fired boiler. Cloak Cupboard providing hanging and storage space.

LOUNGE

20'4" x 15'9" (6.20m x 4.80m)

A dual aspect room with French doors leading out to the side elevation, double glazed window to the side elevation, double glazed window to the front elevation, fireplace with open fire and brick surround, oak floor, exposed timbers to the ceiling, radiators.

DINING ROOM

12'6" x 8'6" (3.80m x 2.60m)

With double glazed door leading out to the front elevation with side windows, radiator, oak floor.

KITCHEN BREAKFAST ROOM

15'5" x 14'9" (4.70m x 4.50m)

The Kitchen benefits from base units for storage, sink unit, four oven Aga Redfyre with hotplates, quarry tiled floor, space for table, double glazed window to the side elevation, space for appliances.

PANTRY

6'1" x 7'6" (1.86m x 2.28m)

Walk-in Pantry with quarry tiled floor, tiled walls, shelving, window to the rear elevation.

UTILITY

8'6" x 8'5" (2.59m x 2.56m)

With double glazed window to the front elevation, stable door to the side elevation, quarry tiled floor, space for appliances, sink unit.

FIRST FLOOR LANDING

With double glazed window to the rear elevation, entrance hatch to attic area with slingsby ladder and part boarded attic.

MASTER BEDROOM

15'5" x 14'5" (4.70m x 4.40m)

A dual aspect room with double glazed windows to the side and front elevations, radiator, fitted bedroom furniture.

ENSUITE BATHROOM

Comprising a three piece suite providing bath, wash hand basin, low flush WC, shower unit, radiator, double glazed velux roof window.

BEDROOM TWO

11'10" x 10'10" (3.60m x 3.30m)

A dual aspect room with double glazed windows to the front and side elevations, fitted bedroom furniture, sink unit.

BEDROOM THREE

14'1" x 8'6" (4.30m x 2.60m)

With double glazed window to the front elevation, radiator.

BEDROOM FOUR

12'6" x 8'6" (3.80m x 2.60m)

With double glazed window to the front elevation, radiator.

BATHROOM

5'5" x 8'5" (1.64m x 2.56m)

Comprising a three piece suite providing bath, wash hand basin, low flush WC, double glazed window to the rear elevation, radiator.

GARDENS AND GROUNDS

From the road level a sweeping drive leads to the front of the Double Garage and to the front of the property proving ample parking and turning space.

The gardens are located to the front and generous gardens are located to the side of the property, potentially providing a small enclosed paddock. The whole site extends to 0.67 of an acre and benefits from mature well stocked planted borders and laid to lawn areas. There is a greenhouse and two garden sheds. Outside water points, light points.

HOME OFFICE

12'4" x 11'0" (3.75m x 3.36)

With stable door to the front elevation, windows to the front and side elevations. Please note this room could be converted into living accommodation subject to permissions.

COVERED STORAGE AREA

Ideal area for a log store opening onto a Verandah.

WORKSHOP

15'9" x 12'10" (4.80m x 3.91m)

With door to the front elevation.

GENEROUS DOUBLE GARAGE

25'4" x 25'9" (7.73m x 7.85m)

With two up and over doors to the front elevation, pedestrian door to the side, windows, inspection pit.

VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

TENURE

We understand from the vendor(s) that the property is Freehold, confirmation of this should be sought by the prospective purchasers solicitor.

LOCAL COUNCIL

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

HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples; Passport/ Photographic Driving Licence and a recent Utility Bill.

INSPECTED BY

This property was personally inspected by:-
Steven Murgatroyd B.Ed
Hayley Jackson BSc(hons) MNAEA DipDEA