



FOR SALE

£595,000

Penny Bank Farm, St. Martins, Oswestry, Shropshire, SY11 3DP

This superb detached country cottage is situated in a rural location a few miles from the village of St Martins. Set in just over 3 acres of grounds this property must be viewed to appreciate the location, character and charm. The accommodation comprises; Reception Hall, Three Reception Rooms, Kitchen, Utility, Shower Room, First Floor with Four Bedrooms and Bathroom, Formal Gardens, Workshops and Stables, Woodland Area, Paddock.



St Martins (3 Miles) Oswestry (8 miles) Wrexham (11 miles) Shrewsbury (25 miles)
A5 trunk road - 4 miles away
Gobowen Train Station 5 miles
All Distances Approximate



- **Detached Country Cottage**
- **Wonderful Rural Location**
- **Superb Countryside Views**
- **Character Accommodation**
- **Set In Just Over 3 Acres**
- **Must Be Viewed To Appreciate**

LOCATION

The property is situated in a lovely unspoilt rural location, approximately 3 miles from the well known village of St. Martins, which has an excellent range of local amenities, for a village of its size, to include a extremely well known Supermarket with Petrol Filling Station, Post Office and Pharmacy, Public House, Primary and Secondary Schools to name but a few. However, the larger centres of Ellesmere (8 miles) and Oswestry (8 miles) are all within easy motoring distance and all have an excellent range of local shopping, recreational and educational facilities. The county towns, also, of Shrewsbury (25 miles) and Wrexham (11 miles) are also within a comfortable drive and both have a more comprehensive range of amenities of all kinds. The A5 trunk road is only 4 miles away, providing easy access North and South.

DIRECTIONS

Proceed through St Martins on the Overton Road, exit the village and continue until reaching the Greyhouse Public House and Restaurant, turn left and proceed on this lane passing Rock Farm to the right hand side, continue turning left into a lane, proceed whereby the property will be viewed to the left hand side.

THE ACCOMMODATION

Timber and glazed door lead into:

RECEPTION HALL

16'11" x 9'8" (5.15m x 2.95m)

With staircase leading to the First Floor Landing, wooden floor, radiator, feature arched door ways, under stairs storage cupboard, exposed timbers to the ceiling.

DINING ROOM

16'5" x 13'5" (5.00m x 4.10m)

With double glazed window to the front elevation, oak floor, radiator.

LOUNGE

17'5" x 11'6" (5.30m x 3.50m)

With double glazed window to the front elevation, oak floor, radiator, exposed timbers to the ceiling, feature multi fuel stove on a brick hearth and surround.

FAMILY ROOM

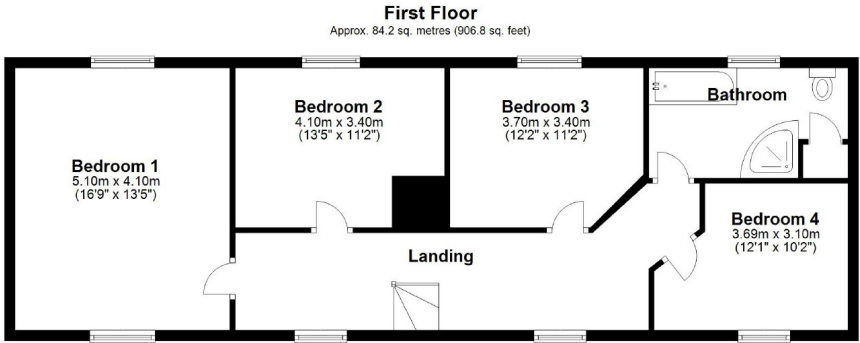
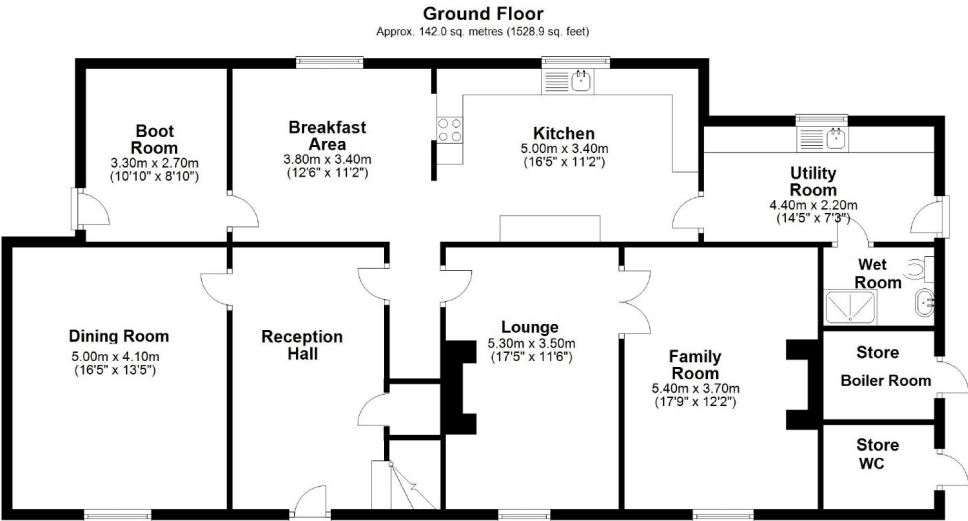
17'9" x 12'2" (5.40m x 3.70m)

With double glazed window to the front elevation, oak floor, radiator, exposed timbers to the ceiling, feature multi fuel stove on a quarry tiled hearth and brick surround.

KITCHEN

16'5" x 11'2" (5.00m x 3.40m)

The Kitchen comprises a comprehensive range of fitted base and wall units which provide a good amount of cupboard storage and drawer space with wooden worktops over and splash backs, twin ceramic sink unit, fitted double oven, fitted microwave, integrated dishwasher, integrated fridge and freezer, hob with extractor fan, double glazed window to the rear elevation, radiator, tiled floor, under unit lighting, opening through to:



Total area: approx. 226.3 sq. metres (2435.7 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.



3 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



BREAKFAST ROOM

12'6" x 11'2" (3.80m x 3.40m)

With double glazed window to the rear elevation, oak floor, radiator.

BOOT ROOM / SIDE ENTRANCE HALL

10'10" x 8'10" (3.30m x 2.68m)

With timber and glazed door leading out to the side elevation, wooden floor.

UTILITY ROOM

14'5" x 7'3" (4.40m x 2.20m)

The Kitchen comprises a comprehensive range of fitted base and wall units which provide a good amount of cupboard storage space with worktops over and splash backs, stainless steel sink unit, space for additional appliances, window to the rear elevation, door leading to the side elevation, tiled floor, radiator.

SHOWER ROOM

Comprising a three piece suite providing low flush WC, wash hand basin, shower area housing a dual head mixer shower, tiled floor, tiled walls, heated towel rail.

FIRST FLOOR LANDING

With two double glazed windows to the front elevation, wooden floor, radiator, exposed brickwork.

BEDROOM ONE

16'9" x 13'5" (5.10m x 4.10m)

With double glazed window to the front elevation, radiator.

BEDROOM TWO

13'5" x 11'2" max (4.10m x 3.40m max)



With double glazed window to the rear elevation, radiator.

BEDROOM THREE

12'2" x 11'2" (3.70m x 3.40m)

With double glazed window to the rear elevation, radiator.

BEDROOM FOUR

12'1" x 10'2" (3.69m x 3.10m)

With double glazed window to the front elevation, radiator.

BATHROOM

6'11" x 12'4" (2.12m x 3.77m)

Comprising a four piece suite providing low flush WC, wash hand basin, freestanding bath, shower unit housing a mixer shower, wood floor, tiled walls, heated towel rail, double glazed window to the rear elevation, airing cupboard.

GARDENS AND GROUNDS

The grounds in total extend to just over 3 acres or thereabouts.

APPROACH AND PARKING

From the lane level a drive leads to the side of the property providing ample parking and turning space and provides access to the Workshops and Stables.

FORMAL GARDENS

The Gardens are a notable feature of the property being of a generous size. To the front of the property



there is a laid to lawn area with herbaceous borders planted. To the rear of the property there is a paved patio area, ideal for outside dining and entertaining. The remainder of the gardens are laid to lawn with topiary trees, well planted borders, planted with many flowering and herbaceous species.

WILDERNESS/WOODLAND AREA

The gardens extend to a 'Wilderness' area which is planted with mature trees and extends to a further garden area which overlooks the grounds with a superb view of open countryside in the distance.

VEGETABLE PATCH

The Garden boasts a productive vegetable patch planted with season vegetables and soft fruits.

LAND/PADDOCK

The grounds extend to a former area of pasture land which used to be used for ponies.

OUTBUILDINGS

Workshop One - 8.16m x 10.11m
Workshop Two - 7.90m x 4.03m
Stable One - 7.87m x 3.68m
Stable Two - 3.22m x 3.97m
Stable Three - 3.70m x 4.80m
Two Gardens Stores

LOCAL COUNCIL

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

VIEWINGS

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

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.

TENURE

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

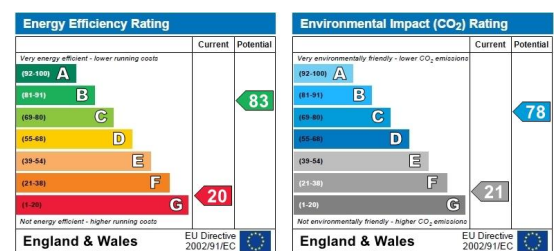
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 670 320

Oswestry office:

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