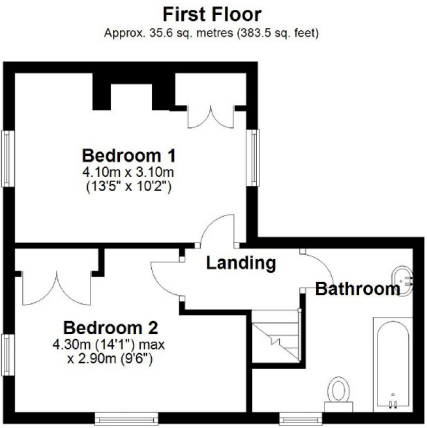
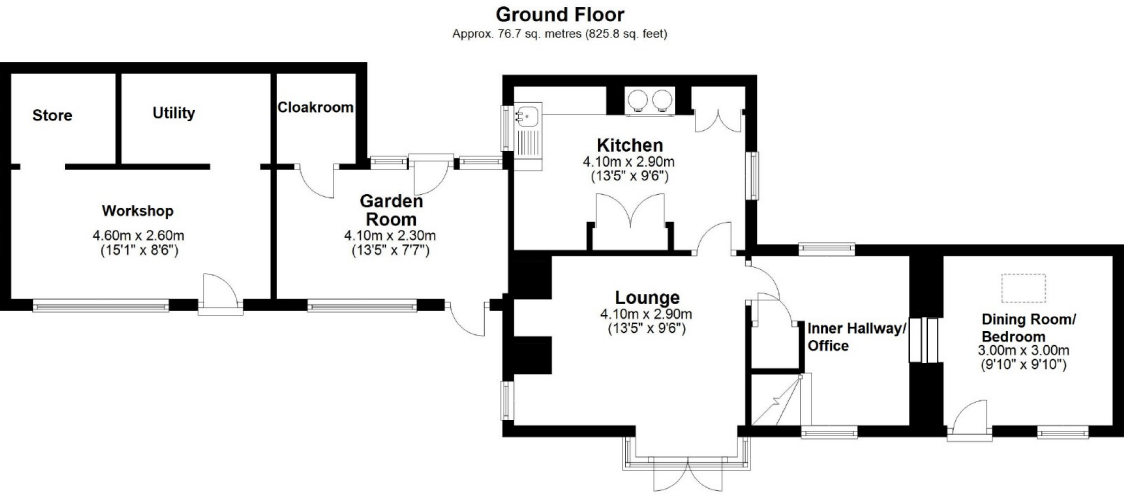


FOR SALE

The Mount, Smelthouse Lane, Pant, Oswestry, Shropshire, SY10 9QJ

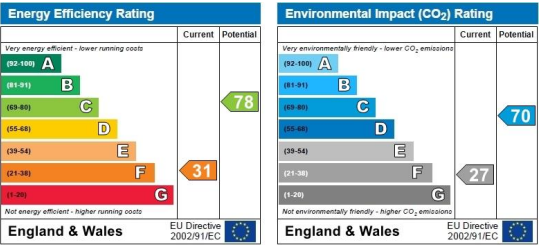


Total area: approx. 112.3 sq. metres (1209.3 sq. feet)
Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

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



Halls 1845

01691 670 320

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



onTheMarket.com

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FOR SALE

Chain Free £285,000

The Mount, Smelthouse Lane, Pant, Oswestry, Shropshire, SY10 9QJ

This detached elevated character cottage is set within generous cottage gardens within this popular village with a superb South Facing view to the Breidden Hills. The property is warmed by oil heating and benefits from UPVC double glazing. Garden Room, Cloakroom, Kitchen Breakfast Room, Lounge, Hallway/Office, Dining Room/Bedroom, Landing, Two Double Bedrooms, Bathroom, Gardens to Front, Side and Rear, Parking, Garage, Workshop/Store/Utility.



Oswestry (5 miles) Shrewsbury (21 miles) Welshpool (10 miles)
All Distances Approximate



2 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



- **Superb Detached Cottage**
- **2/3 Bedrooms**
- **Garage and Superb Gardens**
- **South Facing/Village Location**
- **Excellent Commuter Links**
- **Oil Heating/Double Glazing**

LOCATION

This property is a walkers dream with many routes and trails across unspoilt countryside, Llanymynech Hill, Offas Dyke or Montgomery Canal.

The village of Pant is a most popular and sought after village situated on the A483. The village offers primary school, pub, post office and village store all of which go to serve the village's day to day needs. The local golf course and riding stables are only a few minutes drive away from the property.

Oswestry is some five miles distant and is a thriving market town, providing a good range of shopping and leisure facilities, and affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the South East, Wrexham, Chester and the Wirral to the North.

DIRECTIONS

From Oswestry take the A483 towards Welshpool, continue over the Llyncllys crossroads and into Pant. Enter the village of Pant and turn left opposite the Cross Guns Public house and Restaurant into Stargarreg Lane, proceed on the lane turning into Smelthouse Lane, the property will be viewed to the left hand side.

GARDEN ROOM

13'5" x 7'7" (4.10m x 2.30m)
With polycarbonate roof, quarry tiled floor, door out to the courtyard garden with feature exposed rock. Door through

to the Workshop.

CLOAKROOM

Comprising a low flush WC.

KITCHEN BREAKFAST ROOM

13'5" x 9'6" (4.10m x 2.90m)
The Kitchen comprises a comprehensive range of fitted base and wall units which provide a good amount of cupboard storage and drawer space with worktops over and tiled splashbacks, twin ceramic sink unit, space for appliances including space for range cooker, radiator, dual aspect room with UPVC double glazed windows to both elevations, tiled floor.

LOUNGE

13'5" x 9'6" (4.10m x 2.90m)
With box bay UPVC double glazed window with French doors which lead out to the sun terrace with a superb view of the Breidden Hills in the distance, UPVC double glazed window to the side elevation, feature wood burning stove set within fireplace with oak beam over, radiator.

INNER HALLWAY/OFFICE

9'5" x 6'6" (2.87m x 1.98m)
A dual aspect room with UPVC double glazed windows to the front and rear elevations, staircase leading to the First Floor Landing with cupboard, radiator.

DINING ROOM/BEDROOM THREE

9'10" x 9'10" (3.00m x 3.00m)
With UPVC double glazed window to the front elevation with view over the gardens and to the hills in the distance, UPVC double glazed door leading out to the front elevation. Currently open plan with the Inner Hallway but could make a further Bedroom if required.

FIRST FLOOR LANDING

With borrowed light from the Bathroom.

BEDROOM ONE

13'5" x 10'2" (4.10m x 3.10m)
A dual aspect room with windows to both side elevations, radiator, feature cast iron fireplace, fitted wardrobe which provides a good amount of hanging and storage space.

BEDROOM TWO

14'1" x 9'6" max (4.30m x 2.90m max)
A dual aspect room with windows to the front and side elevations with superb views, radiator, fitted wardrobe which provides a good amount of hanging and storage space.

BEDROOM TWO

18'4" x 12'10" (5.60m x 3.90m)
A dual aspect room with UPVC double glazed dormer windows to two elevations, radiator, access to eave storage.

BATHROOM

Comprising a three piece suite in white providing a low flush WC, wash hand basin set within vanity unit, roll top freestanding bath with mixer tap and shower attachment, tiled floor, heated towel rail, UPVC double glazed window to the front elevation.

GARDENS AND GROUNDS

From the lane level there is a parking bay which leads to the front of the Garage. Steps and path lead to the side and front gardens. There is also an additional path way which provides access to the side gardens and rear of the property.

The cottage gardens have been well planted with a number of plants, shrubs and flowering species. The gardens also benefit from various outside sitting and dining areas to take advantage of the views to the hills in the distance, complemented by a fish pond.

The gardens extend around the property and provide a laid to lawn area, chicken coop area and orchard.

GARAGE

With up and over door to the front elevation.

WORKSHOP

15'1" x 8'6" (4.60m x 2.60m)
With double glazed window to the front elevation, space for appliance access to:

UTILITY/STORE AREA

8'2" x 4'10" (2.50m x 1.48m)
With space for appliances.

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.

TENURE

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

VIEWINGS

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