

Town & Country

Estate & Letting Agents



Wulfruna Cottage and Little Barn Old Post Office Lane, Trefonen, SY10 9DL

Offers In The Region Of £475,000

Town and Country Oswestry offer to the property market TWO SUPERB PROPERTIES offering fantastic scope for families to live together or provide income potential. Wulfruna Cottage dates in part to the 18th Century. Requiring some improvement, the charming cottage offers a wealth of character and is to be sold along with a DETACHED CONVERTED BARN currently used as a holiday home which offers spacious accommodation and lots of possibilities. Along with the cottage, there are various outbuildings and stone barn offering fantastic potential. Located in the popular and sought after village of Trefonen, the property has all amenities close at hand with Oswestry being a short drive away. A fantastic rare opportunity to purchase two lovely properties full of character and potential.

Directions

From our office proceed up Willow Street and turn left onto Welsh Walls. Follow the road around and turn right at the junction onto Upper Brook Street. Take this road out of town and continue for approximately 2 miles into the Village of Trefonen. At the crossroads turn right, continue past the post office/shop and take the second right into Old Post Office Lane where the property can be found on the left hand side.

Accommodation Comprises



There are two properties being sold comprising a lovely stone cottage full of character along with a detached annexe suitable for a number of uses. It is currently used as a holiday let but would make a fantastic annexe to the main house for relatives to live independently or for visiting family.

Lounge 17'8" x 14'7" (5.41m x 4.46m)



A door from the outside leads into the lounge. The lounge has a bow window to the front, radiator, parquet flooring, panelled walls, feature stone fireplace with an inset log burning stove, a window to the rear, stairs off to the first floor, wall lighting and a part glazed door leading to the back staircase. The lounge opens onto the dining/ sitting room.

Additional Photograph



Dining Room/Sitting Room 20'6" x 10'0" (6.25m x 3.07m)



Another good sized reception room having a window to the front with the original shutters, a window to the rear, radiator, a back to back stone fireplace sharing the same log burner as the lounge, parquet flooring, panelled walls, and a beamed ceiling. A door leads to the snug and the rear lobby.

Snug 13'10" x 10'3" (4.22m x 3.13m)



A lovely cosy room having a window to the front with the original shutters, parquet flooring, recessed former fireplace with lighting, radiator, built in alcove cupboard and an inset log burning stove with a wood surround and flagged hearth.

Lobby

The lobby connects the snug to the kitchen and has a brick and quarry tiled floor, beamed ceiling, radiator, stairs off to the first floor, under stairs cupboard and a window to the rear into the kitchen.

Kitchen/ Breakfast Room 11'11" x 14'7" (3.64m x 4.47m)



A good sized room having a window to the rear, window to the side, brick and quarry tiled floors, fitted base and wall units with block worksurfaces over, stainless steel one and a half bowl bowl sink with a mixer tap over, AGA range for cooking, electric oven and a ceramic hob. A door leads through to the rear passage and a door leads to the utility.

Utility 6'0" x 5'6" (1.84m x 1.68m)

The utility has a Warmflow boiler, brick flooring, wall mounted wash hand basin, plumbing for a washing machine and a door leading to the cloakroom.

Cloakroom

The cloakroom is fitted with a low level W/C, window to the side, brick flooring and a wash hand basin.

Landing

The staircase has a lovely wood banister and splits into two and leads to the front and back bedrooms and the bathroom. There are two built in storage areas. Doors lead to the first floor rooms.

Bedroom One 8'11" x 11'11" (2.72m x 3.64m)



A good sized double bedroom having windows to the side and rear and a radiator.

Bedroom Two 14'5" x 8'6" (4.40m x 2.61m)



The second bedroom has a glazed door to the rear, built in bunk beds and storage cupboards, radiator and a roof light. A door leads through to the family bathroom.

Bedroom Four 10'3" x 10'6" (3.14m x 3.21m)

A good sized double bedroom having a window to the front with views, roof light, radiator, brick arch and useful over door storage area.

Office 6'4" x 10'5" (1.94m x 3.18m)

Having a roof light and exposed wall timbers.

Bathroom



The bathroom is fitted with a panel bath, wash hand basin, low level W/C, tiled flooring, part tiled walls, Triton shower over the bath, radiator, roof light and a window to the rear. A door leads back out on the landing providing Jack and Jill facilities.

Bedroom/Dressing Room 12'0" x 10'2" (3.68m x 3.12m)

Having a window to the front with views over the village, radiator and a door leading through to bedroom three.

Master Bedroom 14'7" x 13'9" (4.47m x 4.21m)



The third bedroom is another good sized double with a Window to the front and side with views over the village, large hand built wardrobes, vaulted ceiling and a door leading to the second staircase.

Ensuite

The en suite is fitted with a shower cubicle with a Triton electric shower, low level W/C, wash hand basin, fully tiled walls, shaver point and a light.

Rear Passageway

A rear passageway runs from the kitchen and leads up to the Garden Room. A door leads to the pantry.

Pantry 8'10" x 10'4" (2.71m x 3.17m)

Having a window to the rear and side, slate slab for keeping produce cold and a quarry tiled floor.

Garden Room 24'5" x 9'7" (7.45m x 2.94m)

A very versatile and adaptable space being double storey with a tiled floor, two roof lights, French doors to the side leading out to the garden, cloakroom off with a window to the side and a low level W/C, tiled flooring, wash hand basin and a water heater. Steps lead down from the Garden Room into the lounge. A door also leads out to the rear part of the property that gives access to the barns and outbuildings.

Garden Room Exterior



Barn 17'6" x 10'4" (5.35m x 3.17m)

There is a stone two storey barn that dates to 1831. Another great space ideal for a number of uses.

Adjoining Buildings



There are a range of further outbuildings with an open fronted garage to the top side of the barn with a driveway leading down to the lane. Two further outbuildings offer great storage. The first measures 3.83m x 2.94m and has a window to the rear and loft space. The second measures 3.00m x 1.83.

LITTLE BARN



Little Barn is a detached stone property that is included in the sale. The current owners run the property as a busy holiday cottage but the property could be used for a number of uses including further family accommodation or to accommodate family members for independent living.

Kitchen/ Dining Room 16'0" x 11'9" (4.88m x 3.60m)



The kitchen/ dining room has a range of modern base and wall units with work surfaces over, stainless steel sink with a mixer tap, plumbing for a washing machine and space for a fridge, part tiled walls, Worcester boiler, cooker point, extractor fan, two windows to the rear, a window to the front and stairs leading to the first floor. A door leads to the cloakroom and the lounge.

Cloakroom

The cloakroom is fitted with a wash hand basin, low level w.c., and an extractor fan.

Lounge 12'9" x 11'7" (3.89m x 3.54m)



The lounge has two windows to the front, a window to the rear, useful storage cupboard, wall lighting, radiator and a feature log burning stove on a brick hearth.

First Floor

The first floor has two double bedrooms and a family shower room.

Bedroom One 12'11" x 11'11" (3.94m x 3.64m)



Having a window to the front, two windows to the side, roof light and a radiator.

Shower Room

The shower room is fitted with a wash hand basin, low level w.c. heated towel rail, shower cubicle, shaver light, vinyl flooring, extractor fan and a roof light.

Bedroom Two 11'10" x 11'10" (3.63m x 3.61m)



The second guest bedroom has a window to the front and the side, roof light, radiator and a built in cupboard.

To The Rear Of Little Barn



To the rear of the Little Barn there is a private paved courtyard area ideal for dining out or relaxing.

To The Outside



Parking



Front Gardens



Additional Photograph



Gardens and Grounds

There is a parking area to the front of the property that leads around to the side driveway. Across the road from the property there is further gravelled parking for two cars along with enclosed gardens with a patio, vegetable beds and planted and shrubbed areas.

Rear Garden



To the rear of the property there is a further good sized garden having a patio and covered area off the property. There is an outside tap and steps leading up to the large garden which is lawned and shrubbed. There is also an old stone toilet, greenhouse and a second patio area further up the garden.

Additional Photograph



Additional Photograph



Additional Photograph



Aerial Photograph



Additional Photograph



Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band D.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

Additional Information

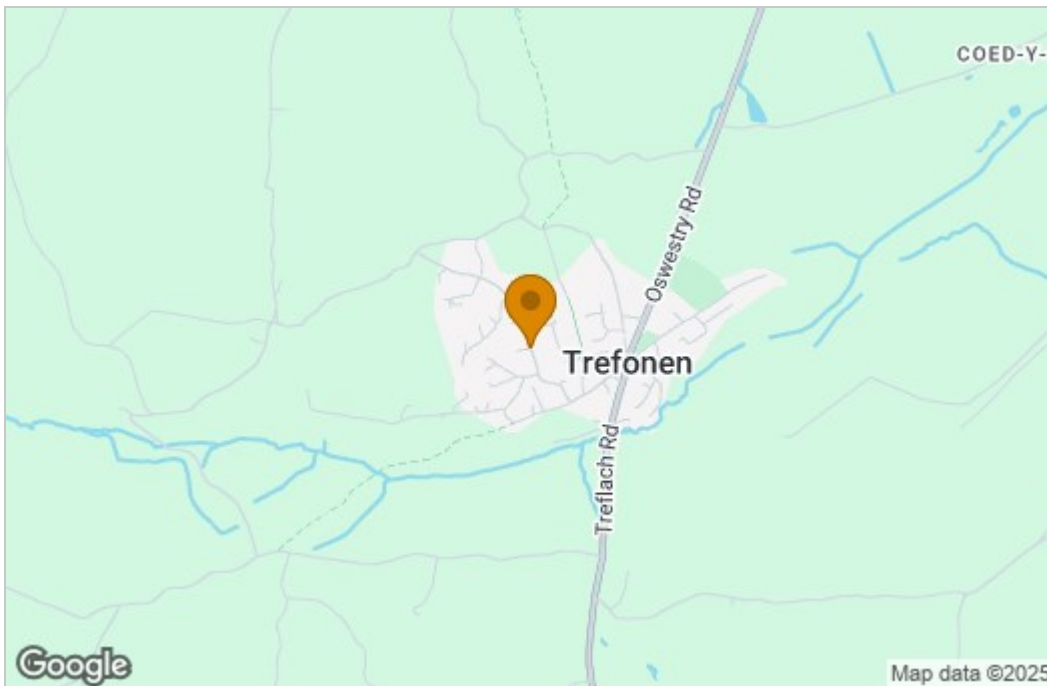
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

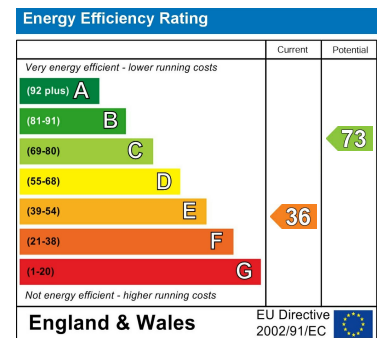
Floor Plan



Area Map



Energy Efficiency Graph



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