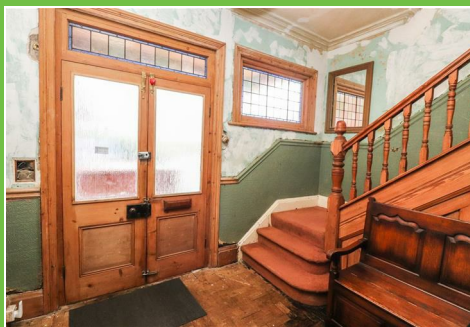


Town & Country

Estate & Letting Agents



Ivanhoe Morda Road, Oswestry, SY11 2AX

Offers In The Region Of £595,000

Town and Country are pleased to offer to the market this five bedroom, detached period family home in a much sought after location on the outskirts of Oswestry. The property has the benefit of a purpose built annexe offering multiple opportunities to a potential buyer. The property, which requires some updating, sits within well proportioned gardens and has parking for several vehicles on a private driveway and garage. There are multiple reception rooms, dining kitchen, master bedroom with ensuite and a further four double bedrooms and bathroom. The property boasts many original period features and offers the opportunity to create a most spectacular home.

Directions

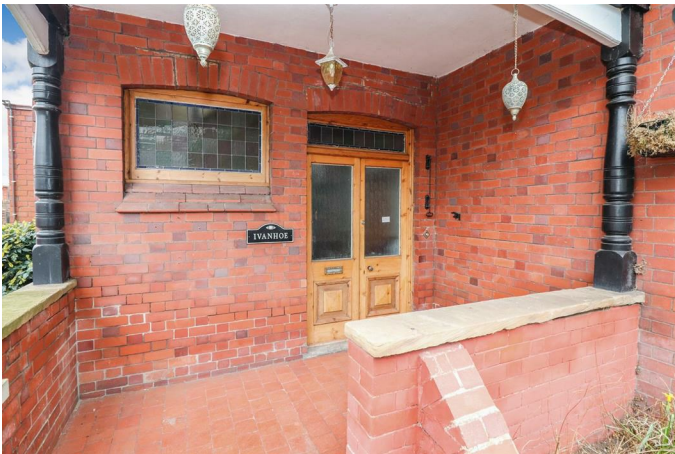
Head out of Oswestry via Church Street. At the traffic lights proceed straight over into upper Church Street, proceed passing the Marches school to your left hand side where the entrance to the property will be viewed to your left set back off the road.

About the Property



Ivanhoe is a spacious detached charming five bedroom Victorian town residence situated within easy walking distance of the town centre. This expansive property, requiring some updating, offers a seamless blend of classic architectural features and modern comfort. The interior showcases the great craftsmanship and elegance that homes of this era are renowned for.

Porch



Reception Hall 19'11" x 8'8" (6.09m x 2.65m)



Stepping into the large covered porchway is a little like stepping back in time. The architectural original features begin right here with the original 'bell pull' doorbell. The grand Reception Hall has many period features including leaded windows and a fantastic feature oak staircase. The period features continue with original ceiling cornicing and architrave, deep skirting boards and wooden block flooring. There is also a radiator. A door leads to the cellar.

Cloakroom

There is a sash window to the side, quarry tiled flooring, W/C, wash hand basin with tiled surround and a radiator.

Drawing Room 19'1" x 12'10" (5.83m x 3.93m)



The ground floor boasts three generous size reception rooms, the first of which is the the well proportioned drawing room which boasts many period features. Typical of the Victorian Era, It's high ceilings have deep moulded ceiling cornice and picture rail, all of which are in good condition. With a large walk in bay window overlooking the front of the property and letting in plenty of natural light, the focal point of this room is the attractive fireplace with marble surround and open grate .There is also the benefit of two radiators.

Additional Photo



Lounge 17'8" x 12'10" (5.40m x 3.93m)

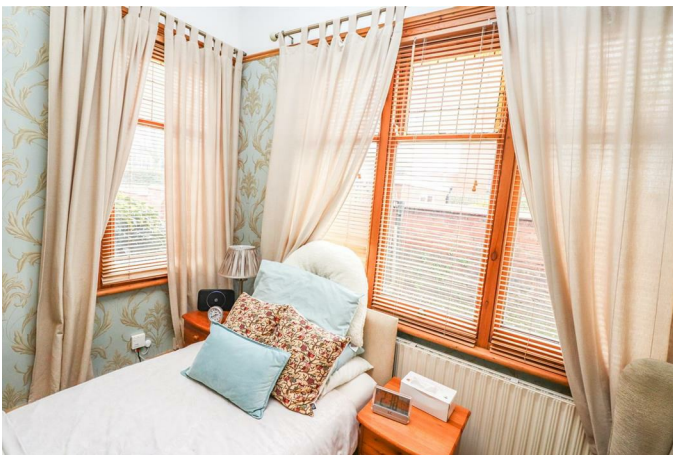


Sitting Room 11'3" x 12'11" (3.45m x 3.95m)



The second reception room is a continuation of the grandeur that Victorian homes are renowned for, boasting plenty of character features. With deep moulded ceiling cornice, original stripped floorboards, picture rail and radiator. There is a Feature wood fire surround with a period cast iron grate.

Additional Photo



Each room is perfect for family gatherings, each with its own character. The Lounge room has a characteristic period marble fireplace, deep moulded ceiling cornice, picture rail, media point, radiator, wooden stripped floorboards and double wooden and glazed doors with stained glass leading through to the Family Dining Kitchen.

Additional Photo



Additional Photo



Family Dining Kitchen 9'8" x 23'9" (2.97m x 7.25m)



Fabulous for entertaining this dining area offers a great space and benefits from natural light and a raised ceiling with 2 velux roof lights and double French doors leading to the outdoor sun terrace. The kitchen benefits from a range of oak front base and wall units with contrasting work surfaces over and single bowl sink with mixer tap. There is space for appliances including plumbing for a dishwasher and space for a fridge/freezer. A range style cooker with extractor hood over and deep tiled surrounds completes the kitchen. The character continues with stripped floorboards throughout, a sash window to the side and a radiator.

Additional Photo



Additional Photo



Additional Photo

Additional Photo



Utility Room 5'8" x 12'0" (1.73m x 3.66m)

Following through from the kitchen, the utility room has a range of matching base units with contrasting work surfaces over and a one and a half bowl sink. There is plumbing and space for a washing machine and tumble drier. In keeping with the period, there is also a large pantry accessed off the utility room. This now houses the Worcester gas boiler. The utility room has tiled flooring, a window to the rear, access to the roof space via the loft hatch, airing cupboard and storage off with a door leading to the garden.

First Floor Landing 33'11" x 3'4" (10.35m x 1.03m)



The grand ornate staircase with a large leaded light window to the side leads up to the first floor landing with continuation of the deep moulding cornicing. There is a radiator and doors leading off to the Bedrooms and Bathrooms. The vendor has sensitively restored areas of the property and has paid great attention to detail preserving features such as light switches and doorknobs which it is believed are original to this property.

Additional Photo



Master Bedroom 16'2" x 12'9" (4.94m x 3.90m)



All bedrooms offer an abundance of space. This

spectacular double bedroom is flooded with natural light from a large double-glazed window to the front. The upstairs rooms also boast high ceilings with double moulded ceiling cornicing and there is the benefit of a radiator.

Additional Photo



Additional Photo



Ensuite 6'6" x 12'9" (1.99m x 3.91m)



The well-appointed Jack and Jill bathroom benefits from a panelled bath with mixer taps and shower head over, wash hand basin and W/C, stripped floorboards, a radiator, part tiled walls and a window to the side.

Bedroom Two 14'1" x 13'1" (4.31m x 4.01m)



Another excellent double room has a large window which overlooks the garden, feature cast iron fireplace, moulded ceiling cornice, picture rail, exposed floor boards and traditional victorian cast iron radiator.

Additional Photo



Additional Photo



Bedroom Three 14'9" x 12'0" (4.50m x 3.68m)



A further generous bedroom with a window overlooking the rear garden, wash hand basin on a vanity unit, and a radiator. The vendor believes that there could be a further fireplace in this room.

Bedroom Four 11'4" x 12'11" (3.46m x 3.94m)



A delightful light room with a bay window to the side with leaded detailing and two further windows to the front and rear. With an exposed chimney breast, stripped floorboards and radiator the character continues in this room.

Additional Photo



Bedroom Five 10'5" x 12'0" (3.18m x 3.66m)



Having traditional beamed ceiling, leaded window to the front and a radiator.

Family Bathroom



The family bathroom benefits from a panelled bath with a mixer tap and shower head over with a glass shower screen, wash hand basin, fully tiled walls, loft hatch, radiator and a window to the side. There is a separate W/C next to the bathroom with a window to the side.

Garage and Parking



The property sits in a highly sought after area on the edge of Oswestry Town Centre, set back from the road, Ivanhoe offers extensive parking for several

vehicles and it feels very private being surrounded by mature hedging and trees. The garage, measuring approx. 10m x 4.5m provides further parking for a number of cars with power and spotlighting.

Additional Photo



Outside W/C

With power points and tap.

Purpose Built Detached Annexe



The fully insulated annexe provides a number of opportunities for a potential buyer for independent living, studio or home office. Built as a wooden chalet style structure, it has the benefit of plumbing, heating, power and lighting and comprises of a Lounge, double bedroom, Kitchen area and a bathroom which is ready to be plumbed in.

Additional Photo



Additional Photo



Additional Photo



Gardens and Courtyard



Additional Photo



Situated in a generous plot, this property offers an extensive garden with large lawned area, a range of flower beds, mature trees and shrubs. To the side of the annexe is a sheltered area perfect for sitting out and enjoying the sunshine. Opposite the Kitchen is a further patio area, perfect for alfresco dining or socialising. The Garden is enclosed by fencing and walling and also includes a shed, summerhouse and greenhouse.

Additional Photo



Additional Photo



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.

Hours of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 4.00pm

To Book a Viewing

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

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.

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 E.

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.

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.

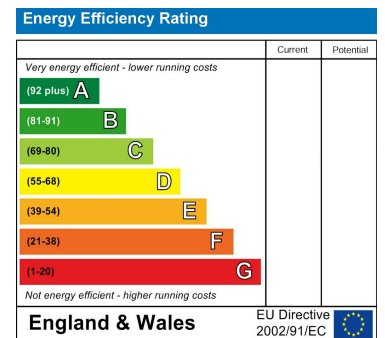
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Floor Plan

Area Map



Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk