

Town & Country

Estate & Letting Agents



Bee Villa , Lower Frankton, SY11 4PA

£495,000

Town and Country Oswestry are delighted to offer this beautiful detached country cottage located in an idyllic setting in the highly sought after area of Lower Frankton. The property is just a short stroll from the canal and only a 3-4 mile canal walk to the pretty town of Ellesmere. Accommodation offers well laid out, spacious, versatile, bright rooms full of character and charm. The extensive gardens are well tended with a detached workshop/home office/sitting room offering great potential along with a separate outbuilding used as a craft room. Lower Frankton nestles amongst the Shropshire countryside with all amenities within a short drive away.

Directions

From our Oswestry office take the Whittington Road out of the town. At the roundabout proceed straight over towards Whittington. Proceed through the village and turn left and then first right towards Ellesmere. Continue along until reaching the hamlet of Welsh Frankton. Turn right here signposted Lower Frankton. Follow the lane down and at the right turn in the road follow the lane around the corner to the left. The property will be found on the right hand side.

Location

The property is situated on a SW/NW axis and benefits from spectacular sunsets across the fields and sun rises from beyond the canal. Situated on the "Shropshire Way" there is a good walking right from the gate and the confluence of the Llangollen and Montgomery canals provide more fantastic views and walks, plus myriad birds and wildlife and colourful narrow boats in the Summer months.

It is a 3-4 mile canal walk to the pretty town of Ellesmere - heart of nine Meres and a short stroll to the Narrow Boat Pub.

St Andrew's church and village hall are at the top of the lane and it's a 3.5 mile car journey to either Ellesmere or Whittington and 6.5 miles to the thriving market town of Oswestry.

There's plenty to do around the meres, some have boating, fishing or sailing.

In Ellesmere you will find churches, coffee shops, eateries, community clubs, library, doctors, dentist, a great deli and a well-stocked Tesco - all within easy reach.

History of the Property

After purchasing the property in 2004, the current owners have spent their time enhancing the 216 year old cottage. Built as a farm cottage, the original two up, two down was modified in the 70's and 80's and rooms added. The timber frame found in the property is original.

After purchasing Bee Villa, the vendors purchased a small strip of land along the field edge from a local farmer, providing better access from the front to the rear gardens.

The barn, now a workshop, W/C, kitchenette, office area and an exercise/recreation room, formally housed the local bus, which ran a service to take the local children to school.

The garden has undergone various transformations and currently has borders and flower beds, a pear tree, apple tree, two figs, raspberry canes, blackberries, currant bushes, rhubarb and strawberries.

There are herb gardens and vegetable plots, plus a fish pond.

The roof to the main house was refurbished in 2023 and has a 10 year guarantee.

Inside the floors are mainly timbered downstairs and

carpet in the main bedroom. The property is heated via oil which is operated through the Stanley cooker in the kitchen.

Porch

The porch gives access to the boot room and the conservatory.

Conservatory 9'2" x 13'3" (2.81m x 4.04m)



A lovely bright room overlooking the glorious garden with bifold doors through to the kitchen, a traditional log burning stove to heat the room on those colder days, fixed corner seating area, tiled flooring and door to the front, perfect for relaxing in the summer months or cosying up in the winter.

Kitchen 11'10" x 13'5" (3.61m x 4.09m)



The beautiful kitchen is fitted with a good range of modern base and wall units with solid oak work tops over, focal Stanley range cooker, ceramic sink with a mixer tap, space for a fridge, plumbing for a dishwasher, modern radiator and spotlights. With oak flooring, original beamed ceiling, part tiled walls and a window to the side with VIEWS. A door leads through to the hallway and the pantry.

Pantry 9'8" x 6'10" (2.97m x 2.09m)



The pantry is a very versatile area comprising base and wall units with oak worktops over, Belfast sink with a mixer tap, space for appliances, heated towel rail, shelving, oak flooring and window to the side with VIEWS! A door leads through to the Lobby.

Additional Photograph



Lobby 4'11" x 13'8" (1.50m x 4.19m)



Having underfloor heating, spotlighting, tiled flooring,

a window to the side, part glazed door, stable door, glazed door to the rear and door through to the shower room.

Shower Room

The newly fitted, modern ground floor shower room has a shower cubicle with mains powered shower, wash hand basin and mixer tap, W/C, fully tiled walls and flooring, velux window, extractor fan and a vanity light.

Hall



Having oak flooring, part panelled walls, the original beamed ceiling, under stairs cupboard, fitted book shelving, a door to the front leading out to the garden and doors leading to the ground floor bathroom, ground floor bedroom and the lounge.

Ground Floor Bedroom 13'8" x 10'11" (4.17m x 3.34m)



A versatile, bright room having oak flooring, traditional exposed beams in the walls, radiator, a window overlooking the garden and a glazed door leading to the hallway.

Ground Floor Bathroom 8'3" x 6'6" (2.52m x 2.00m)



The modern white bathroom suite comprises of a P shaped bath with a glass screen and mixer tap and shower over, wash hand basin on a vanity unit with a mixer tap, W/C, oak flooring, beamed ceiling, built-in cupboard off, heated towel rail and a window to the front.

Lounge 13'5" x 20'7" (4.10m x 6.29m)



This impressive, bright, spacious living area features a focal fireplace with an oak surround, brick inset, flagged hearth and inset log burning stove, stunning original exposed timbers, Australian oak flooring, two radiators, a bow window to the rear, two windows to the front and full length window to the rear. The vaulted ceiling gives a real feel of space.

Additional Photograph



First Floor Landing

The staircase has a window on the half landing and a built in book case at the head of the stairs along with doors through to both bedrooms.

Bedroom One 8'4" x 14'3" (2.55m x 4.35m)



A lovely double bedroom with a range of built in wardrobes and recess area with dressing room and hanging rails. Having two windows to the side with gorgeous VIEWS overlooking the countryside, window to the front and wall lights. There is also a built in seating area that takes in views over the garden.

Additional Photograph



Additional Photograph



Additional Photograph



To The Front



Bedroom Two 10'5" x 13'2" (3.19m x 4.02m)



Having laminate flooring, beams in the ceiling, radiator and windows to the front and rear with spectacular VIEWS!

Garden



A farm style gate gives access from the lane onto the driveway which offers parking for several cars and wide enough to accommodate a campervan/motorhome/caravan with a conveniently located electrical point. There is a hen coop to the side of the driveway with the gardens being lawned

and shrubbed with a variety of mature trees, plants and feature shrubs. There is also a purpose built barbecue and seating area ideal for those warmer days to sit, relax and entertain. A meandering pathway leads up to the property and entrance. An additional outhouse adjoins the cottage being an ideal space for a boot room and providing storage for animal/ bird feeds with fitted shelving. There is also a small lean to greenhouse in front of the outbuilding.

Additional Photograph



Additional Photograph



Additional Photograph



Outbuilding



Another great feature of this splendid home is the large detached brick built workshop/ craft room/ recreation room. The building is currently split into three defined areas comprising a vaulted workshop, home office with fibre broadband connectivity and separate cloakroom and a multi functional recreation room to the rear. A fantastic space offering multiple opportunities for either guest accommodation/ bed and breakfast or a self contained annexe for relatives to stay.

Additional Photograph



Workshop 13'5" x 7'2" (4.10m x 2.20m)



The workshop has a vaulted ceiling with power and lighting and velux window.

Home Office 13'5" x 14'7" (4.10m x 4.46m)



The Home Office has a window to the side, wood flooring, fitted storage and shelving and a sink area with unit below. There is also a separate cloakroom with a low level w.c, and a wash hand basin.

Recreation Room 13'10" x 9'8" (4.23m x 2.95m)



A great room ideal for a number of uses with French doors to the rear opening onto the well kept lawned area and views beyond, wood flooring, velux window, storage area above and small cellar storage area underneath.

Craft/Hobby Room 13'8" x 13'2" (4.17m x 4.02m)

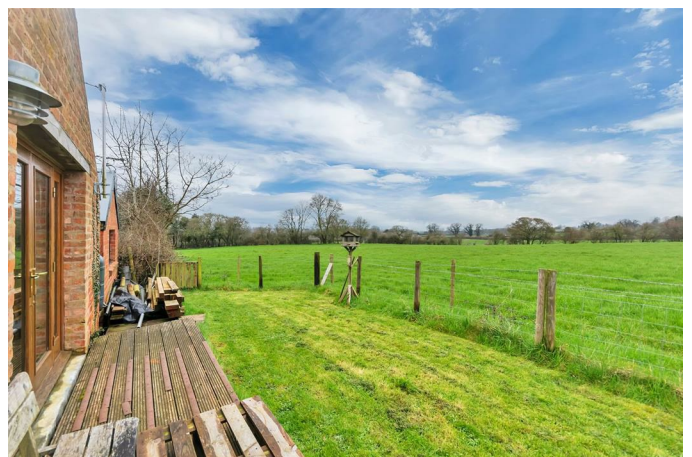


To the side of the first outbuilding there is a second outbuilding offering a versatile flexible space. Currently used as a craft room and hobbies room having wood flooring, a sink unit, velux window, a window to the rear, log burning stove and lots of shelving and storage.

Additional Photograph



Additional Photograph



Side and Rear Gardens



The gardens wrap around the property with further lawned areas running along the boundary along with a purpose built timber lean to store. To the other side of the house there are raised vegetable beds, greenhouse, shed, potting shed/ studio and further lawned and shrubbed gardens enclosed by hedging. A small veranda area runs across with a pretty box hedging feature leading to the path and lane.

Additional 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.

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 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.

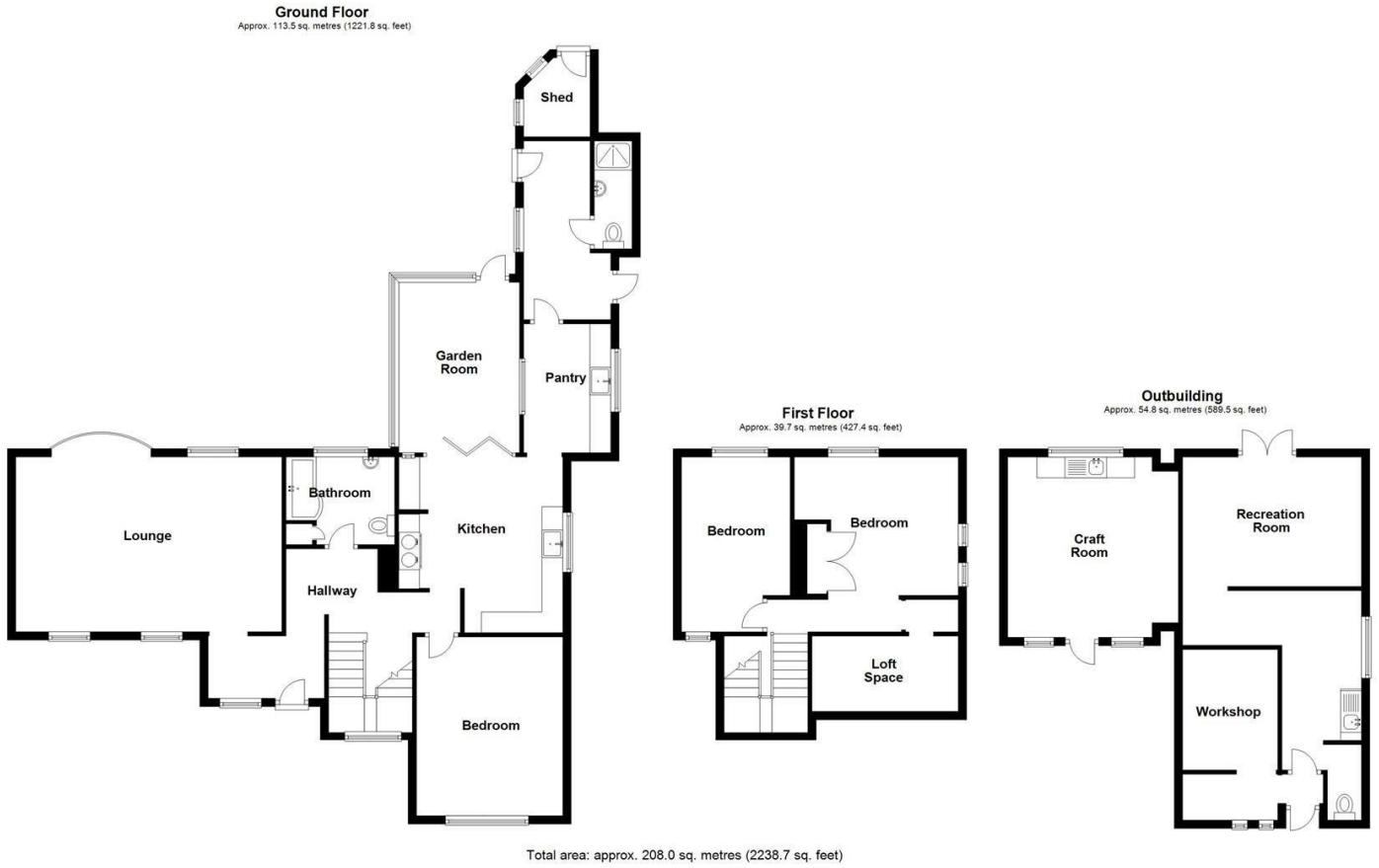
Additional Information

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 must 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	38	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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