

Town & Country

Estate & Letting Agents



1 Vron Farm Cottages , Trefonen, SY10 9DU

Offers In The Region Of £235,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this truly delightful country cottage to the market nestling on the outskirts of the pretty and sought after village of Trefonen but still within walking distance of all village amenities; the post office, park, village hall and the local pub. The property is full of character and is in superb condition inside and out with stunning landscaped large gardens to the rear with fantastic views over the village and open fields. Having a kitchen, utility, lounge, dining room, two bedrooms, study and family bathroom along with generous gardens. Situated in a tucked away position, the property is perfect for those wanting a pretty rural retreat yet still accessible to good road links and larger towns and cities.

Directions

From our Willow Street office proceed out of town before turning left onto Welsh Walls. Follow the road round and turn right at the junction onto Upper Brook Street. Continue along and straight ahead at the mini roundabout onto Trefonen Road. Proceed along this road and into the village of Trefonen. Turn right onto Chapel Lane and follow the road around to the right and proceed along the lane. The lane leading to the cottage will be observed on the left hand side after about 1/4 of a mile identified by our pointer and a sign for Offas Dyke path. Proceed down the lane where the property will be seen at the end on the right hand side.

Accommodation Comprises

Porch



The porch has two windows to the side, a part glazed stable door, floorboards, a door leading into the kitchen, wall lighting and built in window seating.

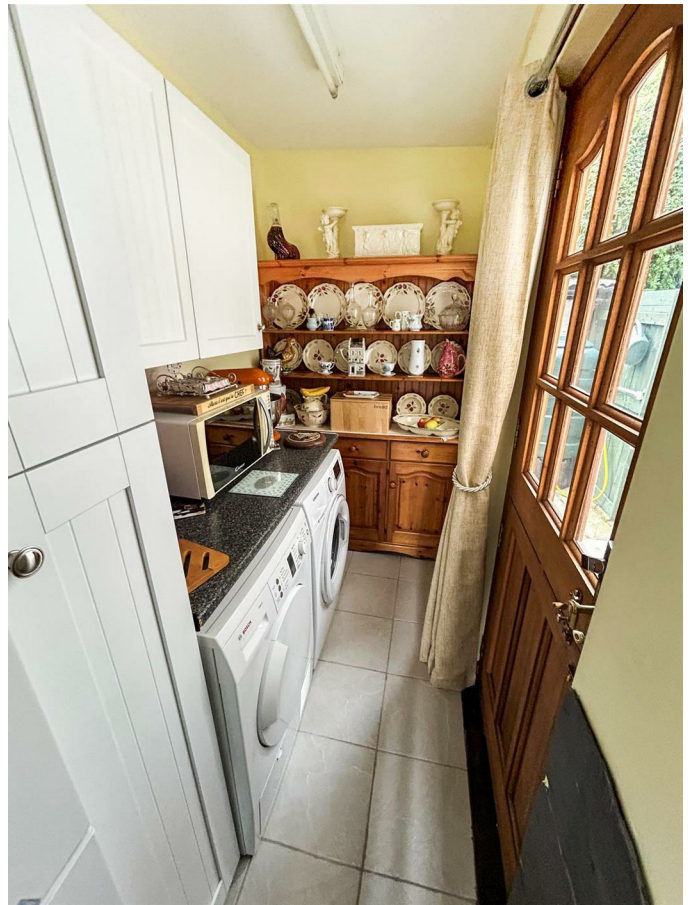
Kitchen 12'10" x 7'8" (3.91m x 2.34m)



The kitchen is fitted with a range of base and wall units with work surfaces over, a window to the front and the rear, single radiator, tiled flooring, stainless steel sink with a mixer tap over, display cabinets,

cooker with extractor fan over, breakfast bar, built in cupboard and part tiled walls. The kitchen leads through to the utility and a door leads through to the lounge.

Utility Room 11'6" x 4'8" (3.51m x 1.42m)



The utility area has a window to the side, part glazed stable door leading out to the rear garden, plumbing for a washing machine and space for a tumble drier and fridge/ freezer. There are fitted units and tiled flooring.

Lounge 12'5" x 12'1" (3.79m x 3.70m)



The cosy, bright lounge has a window to the front with superb views, brick fireplace with an inset log burning stove on a slate hearth, coved ceiling and a

part glazed door to the inner hallway and the dining room.

Rear Lobby

The lobby area has a built in cupboard with storage. Leading through to the dining room.

Dining Room 12'3"x 6'7" (3.73mx 2.01m)



The lovely dining room has French doors opening onto a patio area, dado rail with panelled walls, radiator and a coved ceiling.

First Floor

A staircase leads from the lounge to the first floor. There are storage cupboards over the stairs and access to the loft space. Doors lead to the bedrooms, study and the family bathroom.

Study



A small study provides a great space for a home office and has a window to the rear and fitted shelving.

Family Bathroom 8'2" x 6'11" (2.49m x 2.11m)



The luxurious bathroom is fitted with a large double walk in shower with a triton electric shower and two shower heads, aqua panelling, wash hand basin on a marble vanity unit with a mixer tap over, low level w.c. ,part tiled walls, wood flooring and a window to the rear.

Bedroom One 14'6"x 12'2" (4.42mx 3.71m)



The first double bedroom has a window to the front with superb views over open countryside, picture rail, radiator, original Art Deco tiled fireplace and a built in cupboard.

Bedroom Two 14'1" x 8'2" (4.31m x 2.51m)



The second double bedroom has a radiator and a window to the front taking in the fantastic views.

To The Front



The property is approached from the lane with a gravelled parking area at the front of the lane (not on the deeds). A gate leads onto the property with a slate and paved pathway leading to the front door. The gardens are shrubbed with artificial lawn and hedge boundaries ideal for sitting out and taking in the scenery. A gate at the side leads to the rear garden.

Additional Photo



To The Rear

The rear garden is a fabulous feature of this great cottage.

Patio



A patio is located off the dining room along with a brick built outhouse. Steps lead up to the gardens with planted flower beds and landscaping.

Outside Cloakroom



There is a useful outside cloakroom with fitted w.c. and base units, wash hand basin and vinyl flooring.

Gardens



The gardens are a great size and have been lovingly landscaped and cared for by the present owners. There is an ornamental pond and patio area with storage shed. A pathway leads up through the garden with further lawns and sitting areas to take in the location. There is barbecue area and storage sheds with well stocked flower beds and mature planting. At the far end of the garden a rose arch gives access to the top area with potting/ storage shed.

Additional Photo



Additional Photo



Additional Photo



Additional Photo



Summerhouse



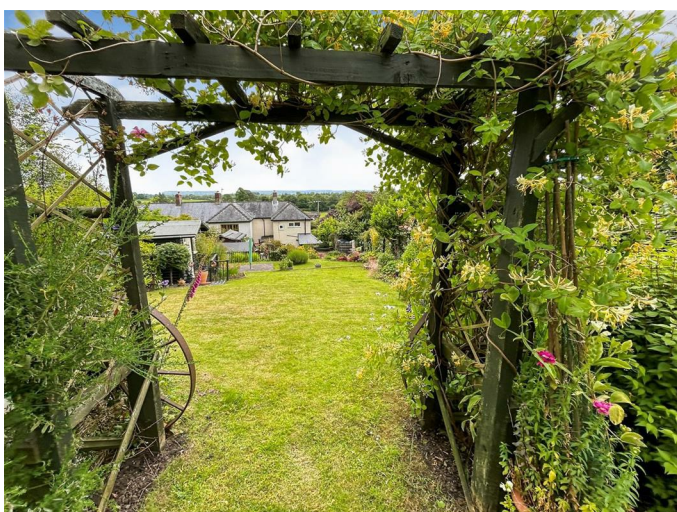
Additional Photo



Views



Additional Photo



The property enjoys fantastic views over open fields to the front.

Rear View Of The Property



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 B.

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.

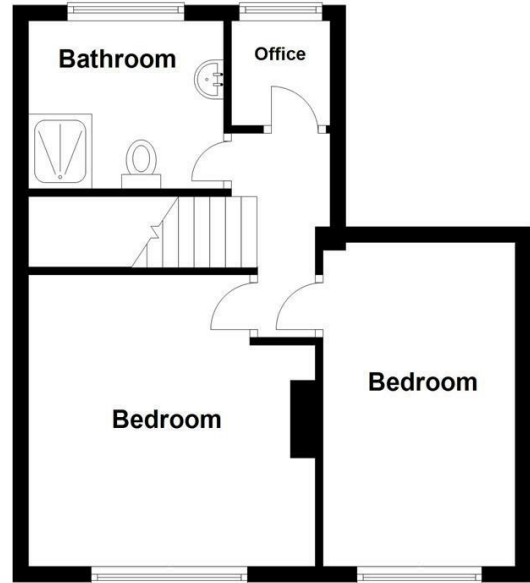
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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

Ground Floor
Approx. 44.5 sq. metres (479.0 sq. feet)



First Floor
Approx. 36.4 sq. metres (392.3 sq. feet)

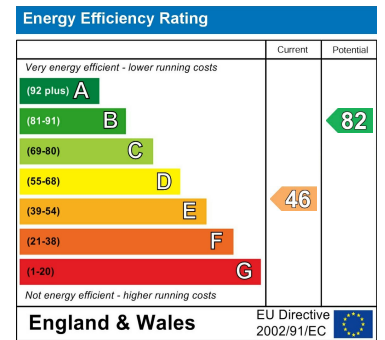


Total area: approx. 80.9 sq. metres (871.3 sq. feet)

Area Map



Energy Efficiency Graph



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