

# Town & Country

Estate & Letting Agents



## Brightwood Cottage , Oswestry, SY10 7HX

### Offers In The Region Of £265,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this truly delightful stone country cottage set in a stunning rural location just a five minute drive away from Oswestry. The property has been renovated to a high standard by the present owners and offers a rural retreat with far reaching views and beautiful scenery in all directions. There is a hallway, bedroom two/ reception room, kitchen, cloakroom, first floor lounge area, double bedroom and a shower room. There is gated off road parking and a garden area to the front. Selattyn is a highly regarded village, whilst Oswestry is easily accessible. The property is also close to a world class equestrian centre making the property ideal for those who own a horse. A real gem, in a superb location!

## Directions

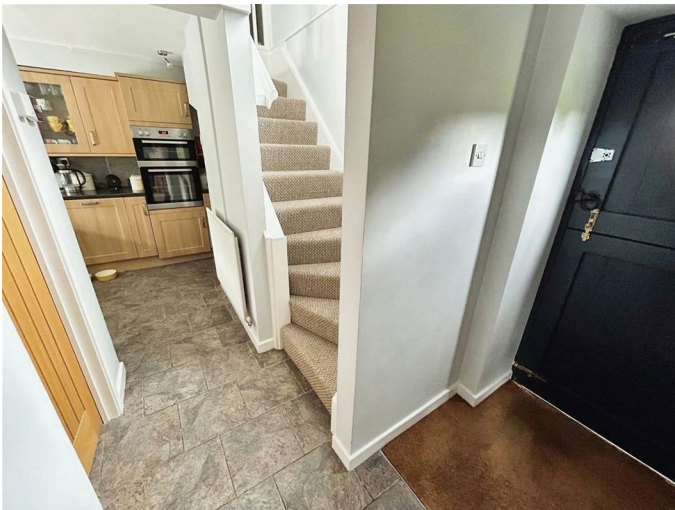


From our Oswestry office proceed up Willow Street and follow the road straight ahead onto the Racecourse road out of the town. Follow this road to where it levels out at the top. Take the turning right onto Carreg Y Big Road and follow this for approximately 1.5 miles. The property will be found on the right hand side just before the T junction.

## Accommodation Comprises

The property is a lovely stone cottage that was originally part of the farm house. There are just three properties with each one having its own access and gardens. The property also sits adjacent to a world class equestrian centre and is therefore ideal for those wanting to have a horse who already own a house and would like it to be accommodated near by in fantastic facilities. More details relating to the equestrian facility are available on request.

## Hallway



The hallway has a stable door to the front, tiled flooring, stairs leading to the first floor and doors leading to the ground floor bedroom, cloakroom and the kitchen.

## Bedroom Two/ Reception Room 11'11" x 11'1" (3.65m x 3.39m)



A very versatile room having windows to the front and the rear and a radiator. This makes a useful second bedroom or reception room.

## Cloakroom



The cloakroom is fitted with a wash hand basin and a low level w.c. on a modern vanity unit, part tiled walls, tiled flooring, extractor fan and a window to the rear.

**Kitchen 11'8" x 8'4" (3.58m x 2.56m)**



The well appointed kitchen is fitted with a range of base and wall units with contrasting work surfaces over, display cabinets, single bowl sink with a mixer tap over, plumbing for a washing machine, tiled flooring, radiator, ceramic hob with a glass splashback and chimney style extractor fan, eye level electric double oven, space for a fridge, integrated dishwasher, under stairs storage area and a window to the rear.

**First Floor Lounge 13'0"x 12'0" (3.97mx 3.67m)**



The open plan first floor lounge area has windows to the front and the rear letting in lots of light, radiator and doors leading to the shower room and the first floor bedroom.

**Additional Photo**



**Bedroom 12'8" x 11'3" (3.88m x 3.45m)**



The double bedroom is a good size having a radiator and a window to the side with great views over the surrounding fields and hillside.

**Views From The Bedroom**



## Shower Room



The shower room has a roof light, wash hand basin on a modern vanity unit with a mixer tap over, vinyl flooring, shower cubicle with an electric Triton shower, part tiled walls and an extractor fan.

## To The Outside



The property is approached from the lane through a six bar farm gate that gives access to the gravelled driveway providing parking for several vehicles. There is a lawned garden to the front with stone wall boundary ideal for enjoying those warm spring and summer days in a beautiful location.

## 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla.com), [Onthemarket.com](http://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 A.

## 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

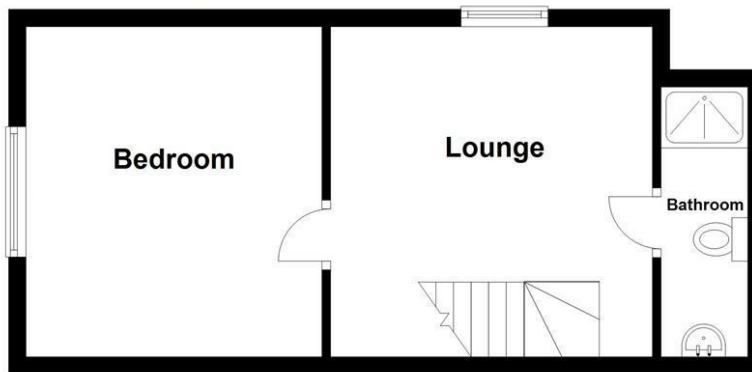
### Ground Floor

Approx. 25.2 sq. metres (271.2 sq. feet)



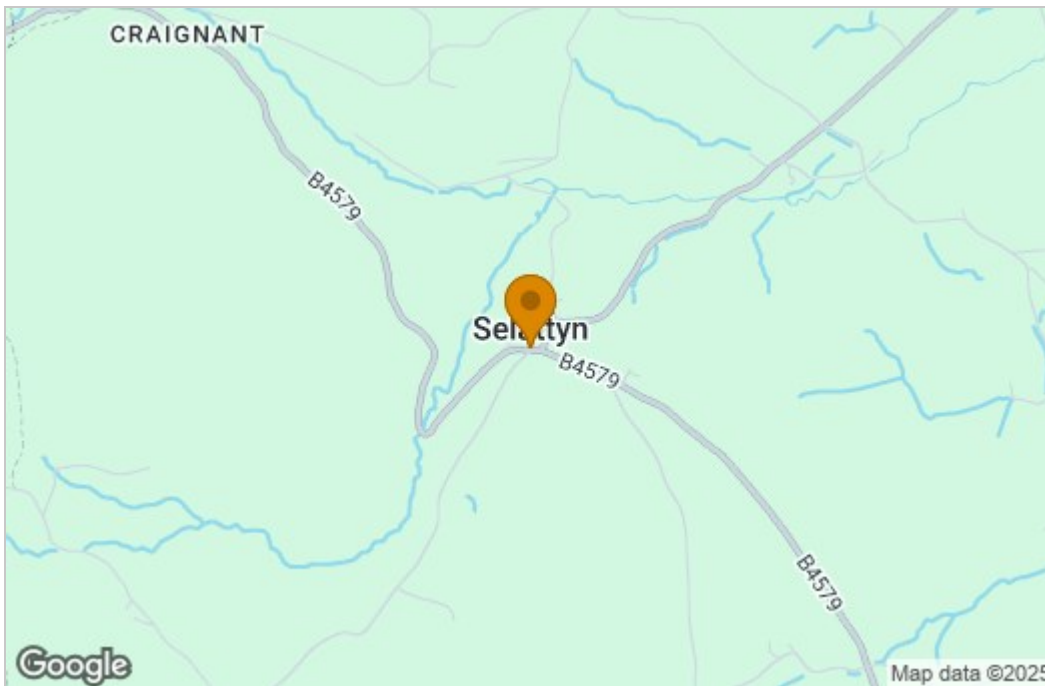
### First Floor

Approx. 31.1 sq. metres (334.9 sq. feet)

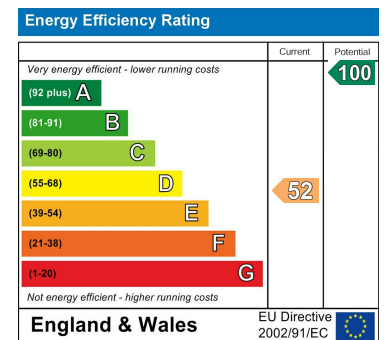


Total area: approx. 56.3 sq. metres (606.1 sq. feet)

## Area Map



## Energy Efficiency Graph



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