

Town & Country

Estate & Letting Agents



Pretoria House Kimberley Lane, St Martins, SY11 3BB

Offers In The Region Of £320,000

WITH NO CHAIN!! CALLING ALL DEVELOPERS!! Town and Country Oswestry offer this wonderful opportunity to purchase a detached cottage in need of a scheme of renovation along with an attached two storey building that is ripe for development. The property also has the benefit of having full planning permission for the creation of a dormer style bungalow within the extensive grounds with shared driveway. A fantastic project for someone who wants to do a self build and/or to develop the existing cottage and retain the large gardens. Located on the edge of the popular village of St Martins, all amenities are close by including a supermarket, school and good road links.

Directions



From Oswestry proceed along the Wrexham Road to the roundabout turning right to St Martins and follow the road into the village and to the mini roundabout taking the first exit. Take the first right into Kimberley Lane where the property will be found on the right hand side.

Accommodation Comprises



Porch

The porch has a door leading to the front and tiled flooring. A door leads into the hallway.

Hallway



The hallway has the stairs leading to the first floor with an under stairs cupboard and a radiator. Doors leads to the sitting room and the lounge.

Sitting Room 12'11" x 10'8" (3.95m x 3.27m)



The sitting room has a window to the side and a window to the front overlooking the garden, radiator and a built in corner cupboard.

Lounge 16'4" x 11'5" (5.00m x 3.48m)



The good sized, bright lounge has a window to the front overlooking the garden, fireplace with a tiled hearth and an open fire, built in cupboard and a radiator.

Additional Photo



Kitchen 10'7" x 9'11" (3.25m x 3.03m)



The kitchen has a sash window to the front, a range of base and wall units with work surfaces over, sink unit, electric oven, vinyl flooring, space for appliances, ceramic hob, part tiled walls and doors leading to the second porch and the utility.

Utility 10'0" x 4'5" (3.07m x 1.37m)



The utility has a tiled floor, window to the side and good storage space and space for appliances.

Second Porch

The second porch has a quarry tiled floor and a part glazed door leading out to the front garden.

First Floor Landing

The first floor landing gives access to the bedrooms.

Bedroom One 12'5" x 10'10" (3.81m x 3.32m)



A good sized double bedroom having a window overlooking the front garden, wall lights and a door leading through to the bathroom.

Bedroom Two 10'7" x 10'0" (3.23m x 3.06m)



The second double bedroom has a radiator and a window to the front overlooking the garden. A door leads through to the third bedroom.

Bedroom Three 10'7" x 8'7" (3.25m x 2.64m)



The third bedroom has a window to the side and a radiator.

Family Bathroom 10'7" x 10'0" (3.25m x 3.05m)



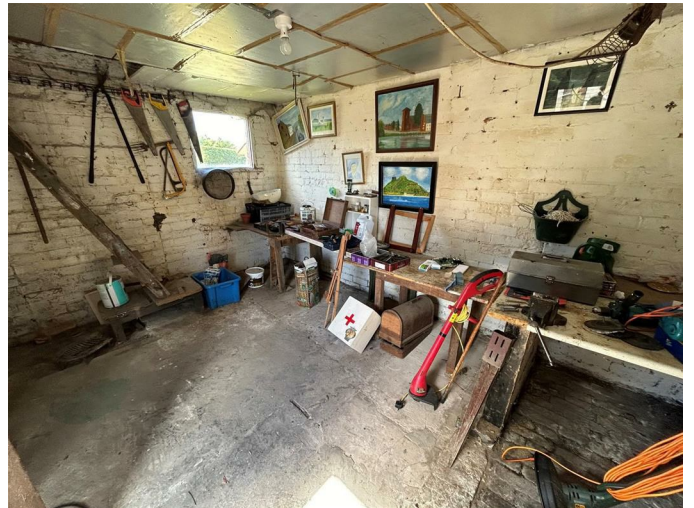
The good sized family bathroom has a window to the front, panelled bath, low level w.c., wash hand basin, walk in accessible shower with a Triton electric shower and aqua panelling, vinyl flooring, radiator and an airing cupboard with shelving and the hot water tank.

Adjoining Building



The adjoining building is a lovely project with lots of scope for further development. Having a door to the front and a window to the side along with a wooden ladder leading to the first floor. Offering great scope for a small self contained cottage/ Air B & B (subject to planning) or a superb studio/ playroom or self contained home office.

Additional Photo



Planning Permission



The property also comes with full planning permission to develop a detached dormer style bungalow and garage with a shared driveway with the existing cottage. The planning application can be viewed on the Shropshire planning portal and the reference is 24/00439/FUL. The new dwelling will have its own gardens to the front and rear along with driveway. The cottage will still retain a large garden to the front with driveway parking.

View From the Cottage



The property enjoys a lovely open view of the extensive gardens and grounds to the front.

The Gardens



The gardens are a particular feature of the property with extensive lawns and mature planted flower beds and specimen trees and shrubs. There are patios and places to sit both by the house and within the grounds. There is also a garage and sweeping driveway with gated access from the lane. The current owners have recently obtained planning permission to create a second dwelling within the grounds.

Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Driveway



Aerial 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.

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 C.

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

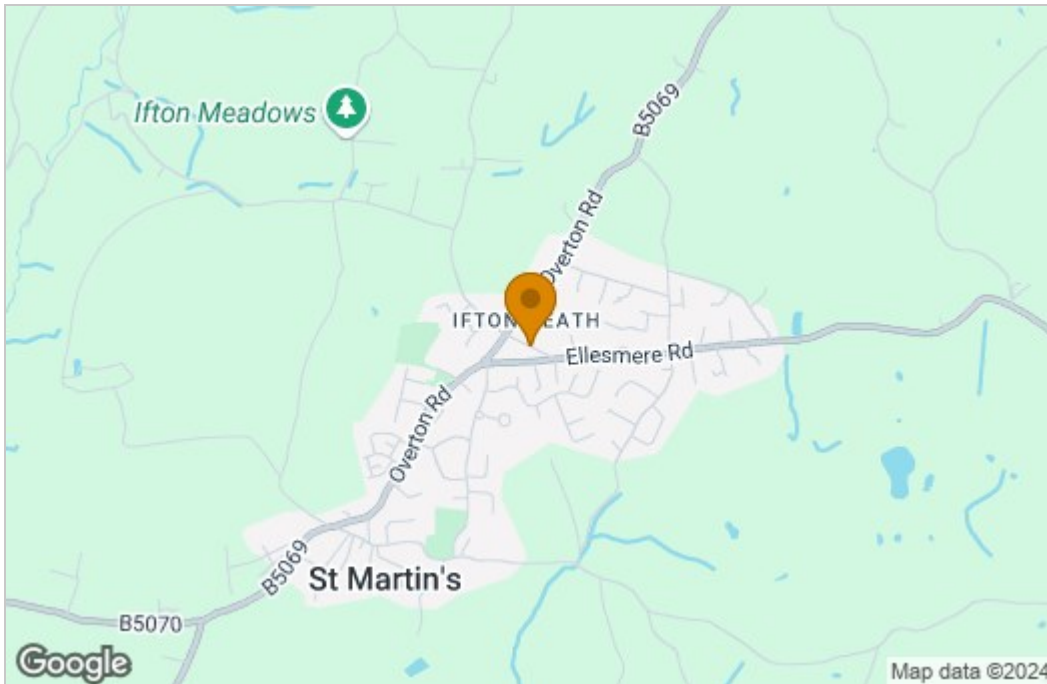
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

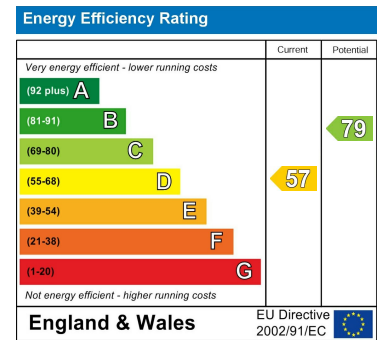
Floor Plan



Area Map



Energy Efficiency Graph



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