

Town & Country

Estate & Letting Agents



Carreg Y Big House , Selattyn, SY10 7HX

Offers In The Region Of £550,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this truly delightful stone country cottage with a separate detached dwelling called Offas Lodge that offers a great opportunity for an additional income or for extended family living. The property is set in a stunning rural location with extensive gardens just a five minute drive away from Oswestry and 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. A sweeping driveway leads to the 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 it ideal for those who own a horse or wanting those facilities. 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. Turn onto the driveway and follow it around to the front of the property.

Overview

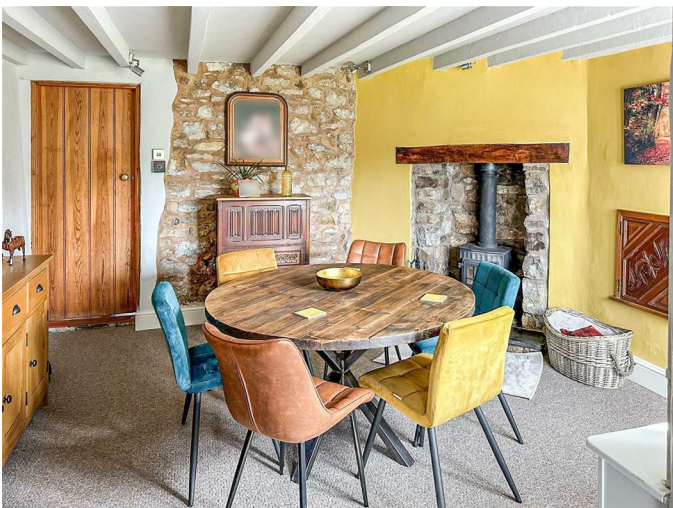
Carreg y Blg House is a fantastic property that offers very versatile living. The main cottage is full of character and is in superb condition throughout. The extensive grounds also have a detached dwelling known as Offas Lodge situated to the side of the main house. The property consists of an open plan living area with kitchenette and lounge area along with a separate shower room and a mezzanine style bedroom above the lounge. The property is let out by the current owners on a regular basis and provides a great income all year round. The property has also been highly rated and commended by industry specialists for its overall appeal, condition, location and offering. Another fantastic feature of this superb house is its proximity to a world class equestrian centre located directly behind the property. This is a fantastic opportunity for someone who has horses or is looking to get into the equestrian way of life with great facilities right on the doorstep along with fantastic riding and stunning rural location. More details relating to the equestrian facility are available on request.

Accommodation Comprises

Hallway

The hallway has a door to the front, quarry tiled flooring, a window to the front and opens onto the dining room.

Dining Room 12'11" x 12'3" (3.96m x 3.75m)



The cosy dining room has a window to the front with

views and a quarry tiled sill, radiator, the original beamed ceiling, exposed stone walling, a stone fireplace with an oak beam over and an inset log burning stove on a slate hearth. Doors lead through to the lounge and the kitchen.

Additional Photo



Lounge 16'6" x 12'1" (5.04m x 3.70m)



The good sized lounge has two windows to the front with deep sills and views over the garden and fields beyond, the original beamed ceiling, radiator, a beautiful stone inglenook fireplace with a beam over, slate hearth and wall lighting. A door leads through to the staircase and the rear hall.

Additional Photo



Additional Photo



Kitchen/ Dining Room 13'5" x 11'6" (4.09m x 3.52m)

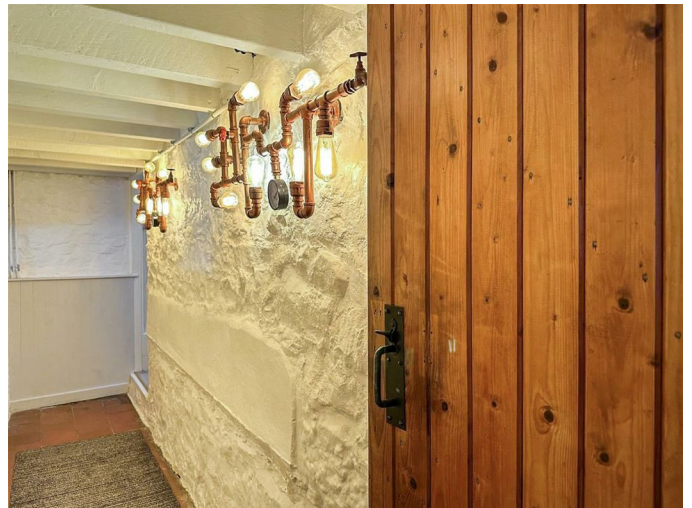


The well appointed kitchen is the real heart of the home and is fitted with a range of base, wall and display units with contrasting work surfaces over, one and a half bowl sink with a mixer tap over, two windows to the rear with a long carved oak window sill, tiled flooring, radiator, Belling range style oven with a stainless steel splashback and a chimney style extractor fan, exposed stonework and a lovely vaulted ceiling giving a real feeling of space. Doors lead through to the rear hallway and the boot room.

Boot Room 7'7" x 6'3" (2.32m x 1.92m)

A very versatile space having a window to the side and a door leading out to the rear garden, Eurocal oil fired boiler and plenty of space for coats and boots.

Rear Hallway



The rear hallway has stunning feature lighting and exposed stonework, the original beamed ceiling, quarry tiled flooring, stairs leading to the first floor and doors leading to the utility and the bathroom.

Bathroom



The beautifully appointed bathroom has a free standing roll top bath with a central mixer tap, wash hand basin, low level w.c., part panelled walls, heated towel rail and school style radiator, vinyl flooring, a window to the rear and the original beamed ceiling.

First Floor

The first floor has a loft hatch, a window to the side with views and oak doors with latch fittings leading to the three bedrooms.

Bedroom Three 10'4" x 10'1" (3.15m x 3.09m)

The third double bedroom has a radiator, a window to the rear, a built in cupboard with oak doors and a door leading through to the shower room.

Shower Room

The well appointed shower room has a corner shower cubicle with a Triton electric shower, low level w.c., wash hand basin with a mixer tap over, fully tiled walls, vinyl flooring and spotlighting.

Bedroom Two 16'6" x 9'3" (5.04m x 2.82m)



The second generous double bedroom has a radiator and two windows to the front with deep sills and far reaching views over the surrounding countryside.

Bedroom One 12'11" x 12'4" (3.95m x 3.76m)



The first double bedroom has a radiator and a window to the front with a deep sill and fantastic views.

Additional Photo



To The Outside



The property is approached along a sweeping gravelled driveway off the lane that leads up to the house and cottage. There is parking for several

vehicles along with a good sized lawn and mature shrubs to the front with stone wall boundary.

Driveway



Additional Photo



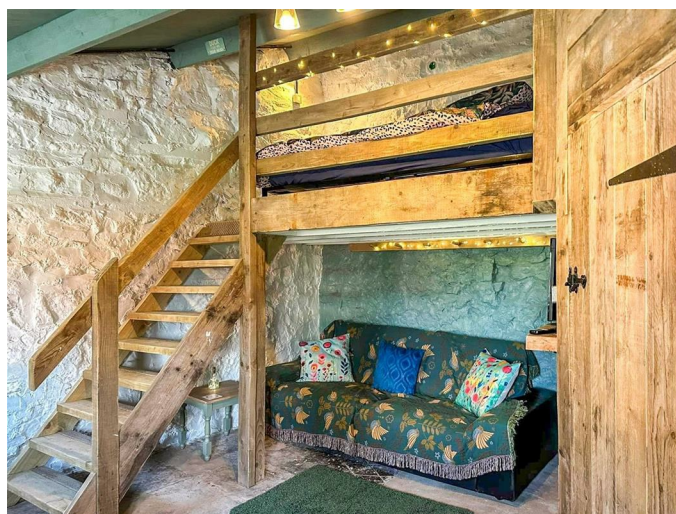
Offas Lodge



Located just across the driveway from the main house, Offas Lodge offers a great opportunity as an Air B&B facility. A door leads into the property with

an open plan kitchen, lounge and dining area. There are two windows to the front, a log burning stove, flagged flooring, a breakfast bar, Belfast sink with a mixer tap over and exposed stone walling. A staircase leads up to the mezzanine style bedroom with room for a double bed. A door leads through to the shower room that has a low level w.c., wash hand basin on a vanity unit with concealed mixer taps over, aqua panelling, exposed stone walling and a walk in shower cubicle with a glass screen and electric shower with two shower heads. There is a patio area to the side of the cottage with low stone walling and fantastic views over the surrounding hills.

Additional Photo



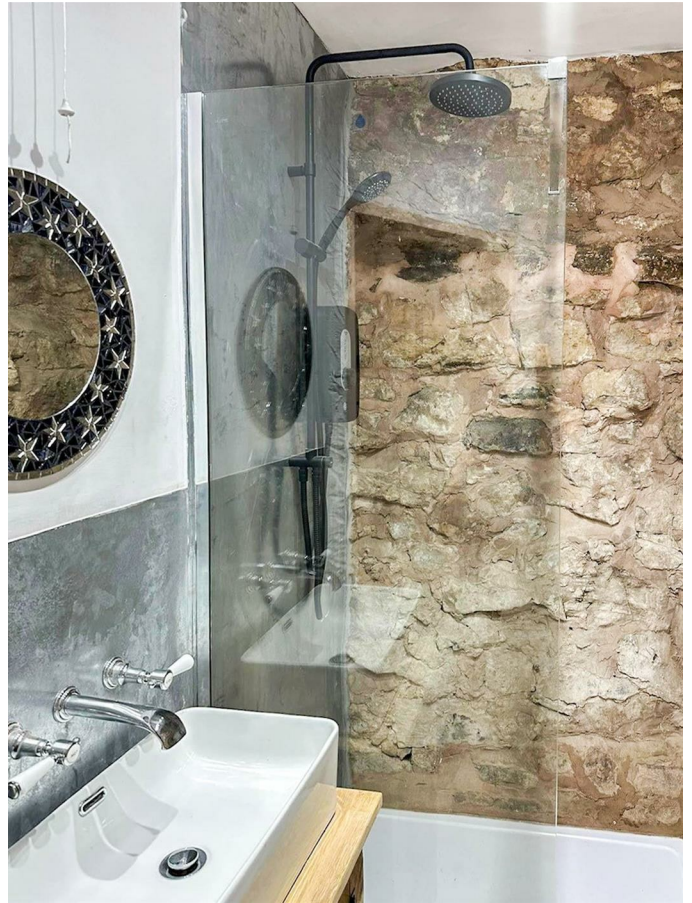
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Offa Lodge Exterior



Additional Photo



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To The Rear



Views To The Front



To the rear of the main house there is a good sized enclosed yard area which is ideal for entertaining and sitting out. There is also a purpose built storage shed and log store.

The Equestrian Centre



We are informed by the vendors that livery is available at equestrian centre and details are available on request.

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.

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

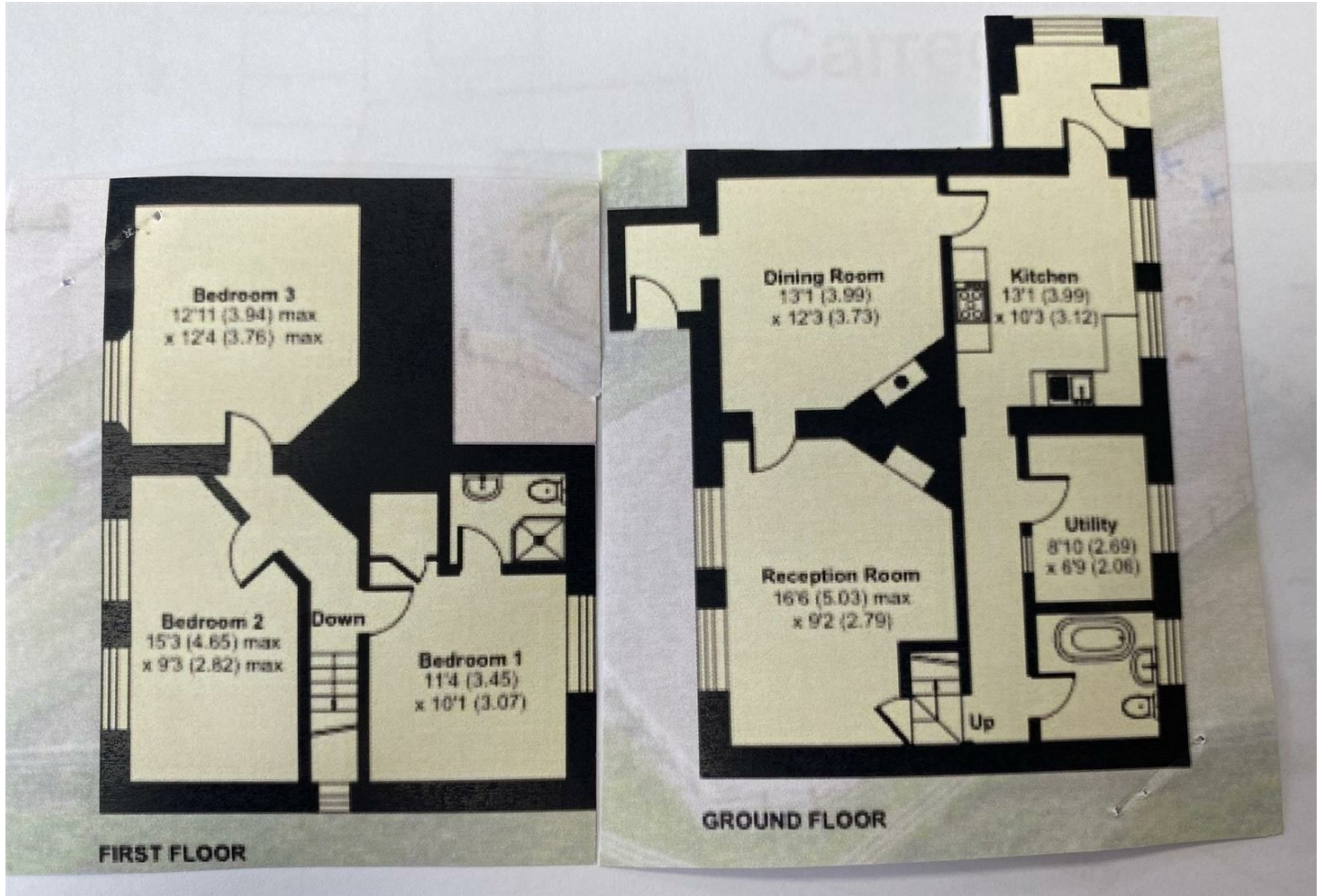
Saturday: 9.00am to 4.00pm

Additional Information

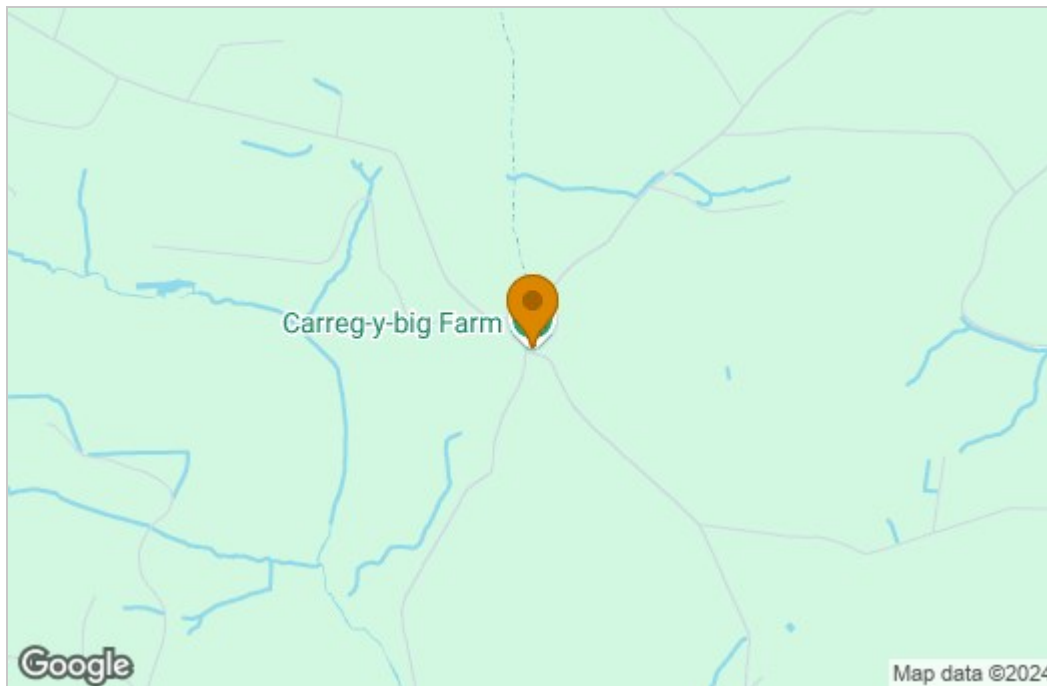
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

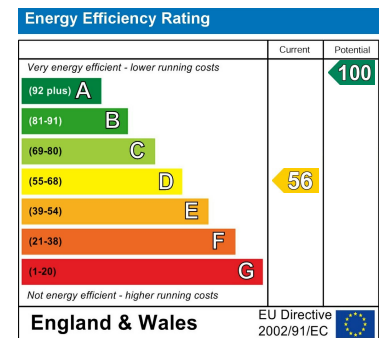
Floor Plan



Area Map



Energy Efficiency Graph



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

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