

Town & Country

Estate & Letting Agents



Daywell Cottage , Oswestry, SY10 7EW

Offers In The Region Of £740,000

Town and Country Oswestry are pleased to offer this truly superb country residence located on the outskirts of Oswestry in a sought after rural position close to the hamlet of Hengoed. This well presented property boasts four bedrooms, extensive flexible living accommodation and sits in approximately two acres of gardens and grounds with two paddocks, a double garage and purpose built fully insulated home office/garage. A viewing is essential to appreciate the space offered by this property and the lovely location. All amenities are within easy reach including road networks, towns and airports.

Directions



From our Oswestry office proceed up Willow Street and turn right onto Castle Street. Proceed along and follow the one way system into Beatrice Street. Follow the Gobowen road out of the town and at the roundabout take the first left towards Wrexham on the A5. Follow the by pass road along for approximately half a mile before taking a left hand turning signposted Hengoed. Follow the lane along and take the right at the fork in the road at the large grassy triangle. Follow this lane along for approximately 500 metres where the driveway to Daywell Cottage will be seen on the left. If you get to the Ford in the road you will need to turn around and you will have passed the property.

Accommodation Comprises

Driveway & Front Gardens



The property is accessed from the lane which leads to the sweeping tarmac driveway leading up to the property. There are lawned and shrubbed gardens flanking both sides of the driveway giving great privacy with parking and turning space available for a number of cars in front of the property.

Additional Photo



Hallway

Having a part glazed door to the front and glazed side panels, radiator, laminate flooring and doorway through to the inner hall and cloakroom.

Inner Hall



The inner hall is a warm and welcoming room having a window to the front, radiator, laminate flooring, coved ceiling, wall lights, an area to sit and relax, doors to the study, breakfast room and dining room. An oak door leads to an understairs cupboard and stairs leading to the first floor.

Cloakroom



Having two windows to the front, radiator, low level w.c. and a wash hand basin with a mixer tap both on vanity units with composite worktops, laminate flooring spotlighting and a small access to the loft space.

Study 7'3" x 5'9" (2.22m x 1.77m)



A great space from which to work., the home office/study has a window to the front, a radiator and spotlighting.

Lounge 21'9" x 15'4" (6.64m x 4.68m)



The impressive family lounge provides comfortable family living having a vaulted ceiling with two Velux windows, two radiators, two windows to the front, two windows to the side and French doors leading out onto the rear garden.

Additional Photo



Additional Photo



Dining/ Family Room 18'11" x 14'10" (5.78m x 4.53m)



The formal dining room is a very versatile space and has two windows and a French door to the rear, window to the front, radiator, dado rail, coved ceiling, wall lighting and a decorative open fireplace with oak surround. The dining room also provides room for seating and relaxing, a great additional reception room.

Additional Photo



Breakfast Room 14'7" x 8'1" (4.45m x 2.47m)



A door from the dining room and inner hall lead into the breakfast room, a perfect spot to stop and take a break with a coffee. Having two windows to the rear overlooking the garden, oak flooring, spotlighting and a radiator. A door leads through to the kitchen.

Kitchen 22'6" x 16'6" max (6.87mx 5.03 max)



The beautifully appointed, modern sleek kitchen has been designed and fitted with a busy family in mind, it really feels like it is the heart of the home. There is an extensive range of base, wall and storage units in a contemporary dark blue and grey style with contrasting quartz and oak worktops and matching up stands over. There is a large central island incorporating a breakfast bar, 1.5 bowl sink with mixer tap, NEFF 5 ring induction hob with NEFF extractor over. There is an American style fridge, NEFF double oven, under unit lighting, plinth heating, radiator and underfloor heating with oak flooring. There are low storage units running along under the windows to the rear which also provide seating making the kitchen a very sociable space. There is a door leading out to the garden and a door leading into a utility area which provides great storage space.

Additional Photo



Additional Photo



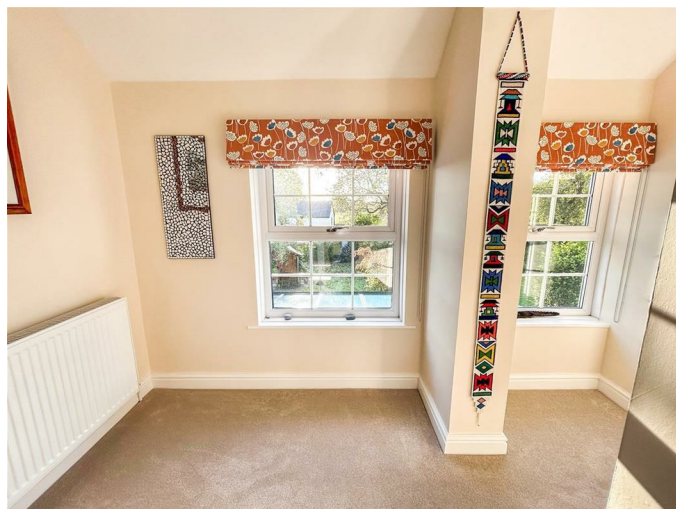
Additional Photo



Utility Room

The useful utility room is fitted with a range of base units with contrasting oak worktops, stainless steel sink and drainer, space and plumbing for a washing machine and space for a tumble drier on the oak worktop.

First Floor Landing



Additional Photo



The bright landing has two windows to the rear, radiator, window to the front and airing cupboard off with rails and shelves along with access to the roof space via two loft hatches. Doors lead off to all first floor rooms.

Additional Photo



Master Bedroom 18'0" x 13'6" (5.49m x 4.13m)



The lovely light master bedroom has two windows to the front, window to the side, fitted wardrobes two radiators and a coved ceiling. A door leads through to the en suite. There is also extensive under eaves storage running the full width of the room.

Additional Photo



En Suite



The luxury en suite has a large walk in shower cubicle with hand held shower head and large fixed head, fully tiled walls, tiled floor, wash hand basin on a vanity unit with mixer tap over, low level w.c., extractor fan, spotlighting and heated towel rail.

Bedroom Two 14'9" x 9'3" (4.52m x 2.83m)



A second double bedroom having a window to the front and the side, this well lit room has two radiators.

Bedroom Three 11'2" x 9'4" (3.42m x 2.86m)



The third double room, bedroom three has a radiator and a window overlooking the rear garden.

Bedroom Four 11'3" x 6'6" (3.43m x 2.00m)



Having a window to the front and side, radiator and a built in wardrobe.

Family Bathroom



The luxurious family bathroom has an off set roll top style bath with a central mixer tap, low level w.c.,

wash hand basin, corner shower cubicle, window to the rear, radiator, part tiled walls, shaver point, exposed floor boards, spotlighting and heated towel rail.

Garage 17'5" x 15'5" (5.33m x 4.71m)



The integral double garage has an electric up and over door, power and lighting and plenty of useful storage space. It also houses the heating system and pumps.

Lower Paddock



To the left of the driveway as you approach the property is the lower paddock which has gated access and is enclosed by hedging and fencing. The current owners maintain this area as a wildflower meadow attracting plenty of wildlife and native species of wild plants and flowers. The Garage/Office building is located here with windows looking out over the meadow.

Rear Gardens



The South-East facing rear gardens are a delight and have a large patio with a glass roof running along the rear of the property, an ideal space for entertaining. The extensive gardens are lawned and have flower beds and ornamental pond. A gravelled pathway leads around to the front of the property whilst another pathway leads to the bottom of the garden where there is a brick outbuilding ideal for kennels or small stable. Adjacent to the stable there is a gate to the paddock and a further gate at the top of the garden which also gives access to the paddock.

Another gate gives access to a small orchard area which would be ideal for keeping chickens. There is also a brick built potting shed with access to the paddock.

Additional Photo



Additional Photo



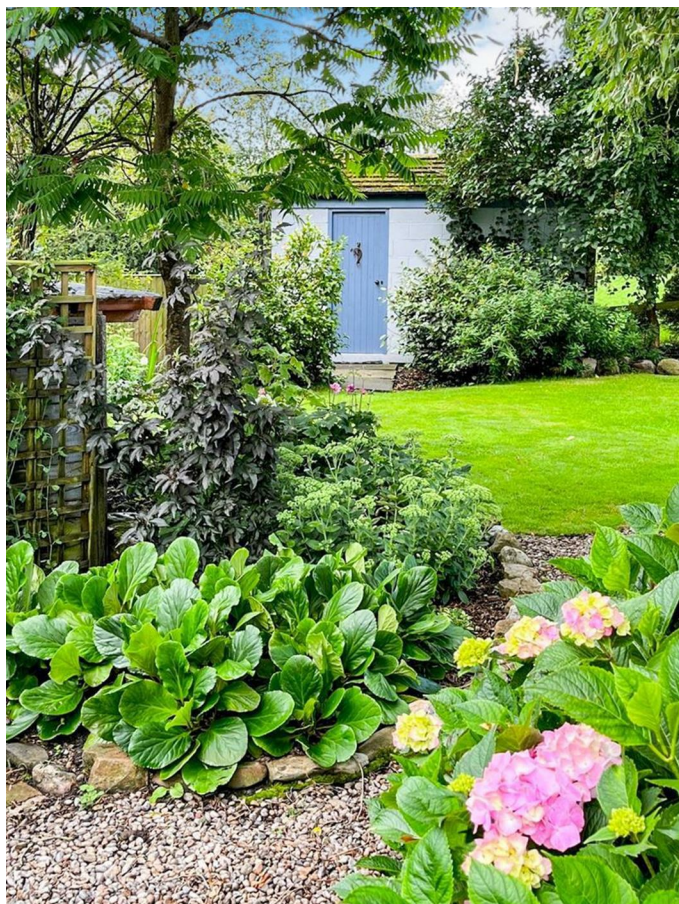
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Rear Elevation



Additional Photo



Top Paddock



The top paddock is fully fenced and is ideal for keeping livestock. The gardens and grounds extend to approximately two acres in total.

Additional Photo



Additional Photo



Additional Photo



Purpose Built Garage and Office 15'9" x 39'4" (4.82m x 12.00m)



The current owners have built a fantastic garage and home office space with tall windows which are perfectly placed to look out over the wildflower meadow. This modern fully insulated space is fitted with power and lighting and is currently used a home office however, this building provides huge potential for a number of uses including a studio/gym/workshop as well as being a fantastic space for those looking to work from home.

Interior Photo



Information from the vendors

The property benefits from a ground source heat pump which was installed under the RHI scheme. A payment from OFGEM is received quarterly until 2028.

Hours Of Business

Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 4.00 pm

Money Laundering Regulations

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering

Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

Town and Country

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To make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.
If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

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.

Viewing

Strictly by appointment with Town and Country Property Services on 01691 679631.

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.

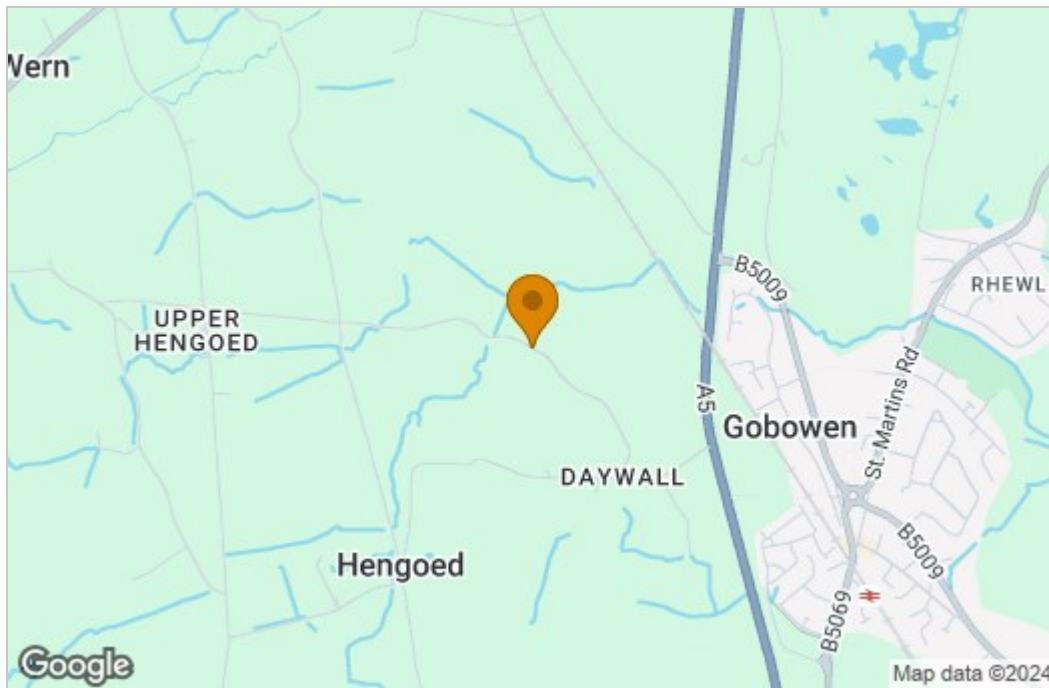
Tenure

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

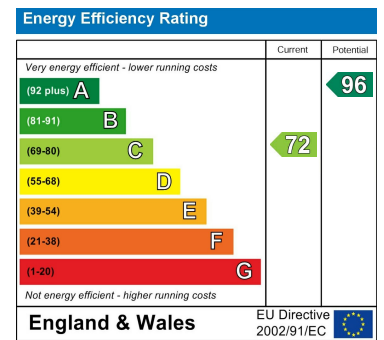
Floor Plan



Area Map



Energy Efficiency Graph



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