

# Town & Country

Estate & Letting Agents



Fron Lwyd , Hirnant, SY10 0HP

**Offers In The Region Of £365,000**

Town and Country Oswestry offer to the market this STUNNING, RECENTLY RENOVATED AND EXTENDED CHARMING COUNTRY COTTAGE with a self-contained ANNEXE located in the BEAUTIFUL WELSH COUNTRYSIDE and nestles nicely in a pretty hamlet location. The Detached Cottage has been lovingly brought back to life and boasts many enhanced original features throughout. The accommodation briefly comprises - lounge, kitchen/dining room, Living room, utility, landing, Three Bedrooms one with an En-suite and a Bathroom. The annexe comprises a dining room, kitchen, and shower room with a spiral staircase up to the lounge and first floor bedroom. To the outside of the property is a walled garden with a summerhouse and garden shed. There is off-road parking with stunning views across the open countryside and hills. This is a truly lovely property and an early viewing is advised.



## Directions



From our Oswestry office take the Morda road (B5069) out of the town and turn right joining the A483. Continue along the A483 until reaching the Llynclys crossroads by the White Lion Pub. Turn right heading for Llangedwyn and Bala, continue along this road passing through the villages of Llangedwyn and Pentrefelin. On reaching the village of Llanrhaeadr ym Mochnant follow the signs for Penybontfawr. At the junction turn right. Proceed into the village, turn left signposted Lake Vynwy into Hirnant. The property is on the right as you enter the hamlet identified by our for sale board.

## Accommodation Comprises

### Dining Room 14'2" x 11'1" (4.33m x 3.40m)



The main door leads you into the beautiful dining room which is a lovely place to entertain. The large original exposed stone fire place is a prominent feature of the room with a quarry tiled hearth. There is a fireplace with shelving within, a cast iron radiator, spotlighting, beautiful oak flooring, a window to the front and a door that leads through to the annexe. Doors also lead through to the kitchen and the lounge.

## Additional Photograph



### Kitchen/ Breakfast Room 16'1" x 7'10" (4.92m x 2.39m)



With the original Grattan Special fireplace at one end, beamed ceiling, quarry tiled flooring, built-in alcove cupboard, a window to the rear and a window to the side with a brick surround. The kitchen is fitted with base and wall units with oak worktops, a feature bread oven, a Bosch double electric oven, ceramic five ring hob, space for a fridge/ freezer and spotlighting. The kitchen opens out onto the utility area.



### Additional Photograph



### Lounge 15'11" x 11'0" (4.86m x 3.36m)



The cosy yet spacious lounge has a bay window to the front with a window seat, oak flooring, a focal exposed stone fireplace with a log burning stove inset with an oak beam over, an under stairs study area, alcove shelving and an oak staircase leading to the first floor.

### Additional Photograph



### Additional Photograph



### Utility 8'10" x 4'7" (2.71m x 1.42m)



The utility has quarry tiled flooring, inset Belfast sink with a mixer tap, a part glazed stable door and a window to the rear, base and wall fitted kitchen units with oak worktops, plumbing for a washing machine drier, Worcester oil fired boiler, integrated dishwasher, space for further appliances and spotighting.

### Fireplace





## Landing



Having a window to the side, a school style radiator, part panelled walls and doors leading to all the first floor rooms with attractive stone steps up to one of the bedrooms.

### **Bedroom One 8'6" x 8'2" (2.61m x 2.51m)**

Having a window to the front with views, a radiator and exposed floorboards.

### **Bedroom Two 8'7" x 7'11" (2.62m x 2.43m)**



Having a window to the front with views, access to the loft space, modern vertical radiator, built in storage cupboard, built in wardrobe and a door leading to the en-suite.

## En-suite



The modern en suite has a roof light, an inset modern wash hand basin with concealed tap, low level w.c. double shower cubicle with mains powered shower, concealed controls and two shower heads, heated towel rail, stone style tiled flooring, spotlighting and part tiled walls.

### **Third Bedroom 8'2" x 7'6" (2.49m x 2.30m)**



The third bedroom has a window to the side, a velux to the rear and a radiator. A door leads through to the family bathroom.



## Bathroom



The beautifully appointed bathroom has a window to the rear, a roll top bath with a central mixer tap and shower head, WC, wash hand basin on a modern vanity unit, modern vinyl flooring, part panelled walls, heated towel rail and school style radiator, extractor fan, spotlighting and a built in linen cupboard.

## Self Contained Annexe

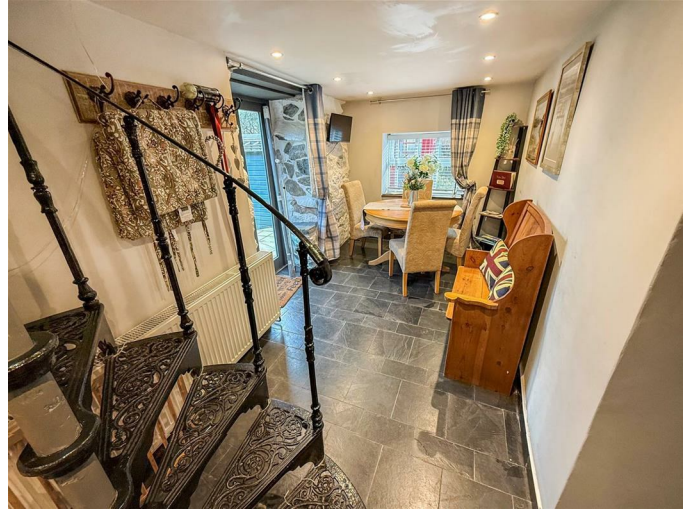
The self contained annexe is located off the dining room. A concealed door leads through but can be locked to create a separate living area with its own entrance. A very versatile space ideal for guests or for creating an additional income from letting or Air BnB.

## Sitting/Dining Room 15'7" x 6'8" (4.75m x 2.05m)



The sitting/ dining room has a window to the front, French door opening on to the garden, slate tiled flooring, radiator and a cast iron spiral staircase leading to the first floor rooms. The rooms leads onto the kitchen area and a door leads to the shower room.

## Additional Photograph



## Kitchen Area



The kitchen area has a window to the rear, sink unit with a mixer tap over, base and wall kitchen units with contrasting oak work surfaces over and part tiled walls.

## Shower Room



The shower room has a corner shower cubicle with mains shower, WC, wash hand basin on a vanity



unit with a mixer tap over, exposed stone walling, tiled walls, radiator, opaque window to the rear and an extractor fan.

### **Annexe First Floor**

#### **Lounge Area 13'1" x 6'8" (4.00m x 2.05m)**



To the first floor of the annexe there is a further lounge area that has exposed stone walling, slate flooring, a window to the front and a window to the side with far reaching views. A door leads through to the bedroom.

#### **First Floor Bedroom 9'2" x 6'8" (2.80m x 2.05m)**



The double bedroom has windows to the rear and the side taking in the views, slate flooring and a radiator.

### **To the Front of the Property**

The front of the property has a small shrubbed area and a cobblestone path and parking space. There is also the former village telephone box and gate leading into the garden. A lane to the side leads to the rear of the property.

### **Side Gardens**



The side gardens are accessed via a gate at the side of the property. The gardens are mainly lawned and shrubbed. There is a summerhouse and garden shed. The garden is enclosed by walling and fencing to the front. An attractive date stone is located in the garden showing a memorial of the old chapel that once stood in the grounds.

### **Rear Gardens**



The rear garden has a patio area with gravelled parking beyond for two cars. There is a garden shed and a stone built store.



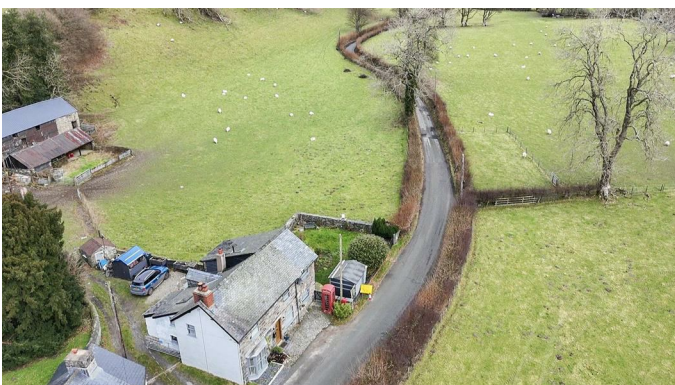
### Additional Photograph



### Views



### Additional Photograph



### Additional Photograph



### Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

### 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.

### Hours of Business

Monday - Friday - 9.00 - 5.30  
Saturday - 9.00 - 4.00

### 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

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - 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) VERY COMPETITIVE FEES FOR SELLING.

### 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 must 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/Council Tax**

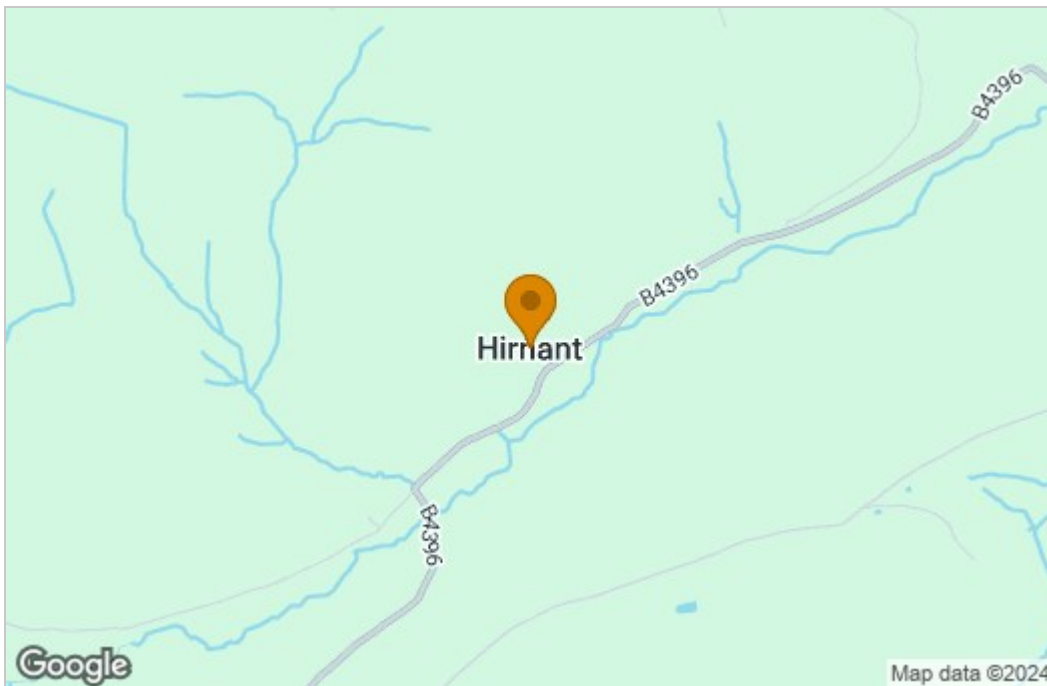
We understand the property is freehold/leasehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council/Powys County Council/Wrexham Country Council and we believe the property to be in Band C.

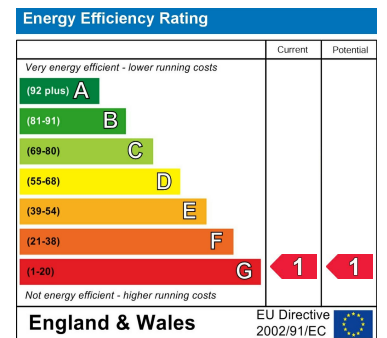


# Floor Plan

## Area Map



## Energy Efficiency Graph



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 must 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.

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

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