

Town & Country

Estate & Letting Agents



Holly Cottage , Woolston Bank, SY10 8HZ

Offers In The Region Of £335,000

WITH NO ONWARD CHAIN!! Nestled in the charming area of Woolston Bank, this delightful detached country cottage offers a perfect blend of modern living and rustic charm. The property boasts two spacious reception rooms along with a modern kitchen, ideal for both relaxation and entertaining guests. The beautifully designed interior has been fully modernised, ensuring that you can enjoy contemporary comforts while still appreciating the character of a traditional cottage. With two well-proportioned double bedrooms, this home is perfect for small families, couples, or those seeking a peaceful retreat. The bathroom is tastefully appointed, providing a serene space for unwinding after a long day. The stunning location of this property is highly sought after, surrounded by picturesque scenery and a friendly community atmosphere. Whether you are looking to enjoy leisurely walks in the countryside or the convenience of local amenities, Woolston Bank has much to offer. With its beautiful interior and pretty rural setting, it presents an exceptional opportunity for those seeking a great home in a great location. Do not miss the chance to make this charming property your own.

Directions

From our Willow Street office proceed out of town turning right onto Castle Street, then onto Beatrice Street, and onto Gobowen Road. Turn right at the junction and follow the road around back into town. Proceed along Salop Road until reaching the junction with Maesbury Road. Turn right and continue along until reaching the junction with the A483 bypass. Turn right then immediately left towards Maesbury. Proceed along and proceed through the villages of Maesbury and Maesbury Marsh. On entering the hamlet of Woolston Bank the property will be seen on the right hand side.

Location



The property is located in a beautiful location with far reaching views and stunning scenery. Although enjoying a rural position, the property has good road links to larger towns and cities with Oswestry being a five minute drive away. train stations and bus routes are also accessible whilst Liverpool and Manchester airports are under an hours drive away. For those seeking the outdoors, there are some wonderful walks right on the doorstep whilst the dramatic Snowdonia mountains and the coast are also within and hours drive.

Accommodation Comprises

Kitchen/ Dining Room 23'9" x 8'3" (7.24m x 2.54m)



The beautifully appointed kitchen/ dining room is a great space to entertain. The kitchen is fitted with a good range of modern base and wall units with contrasting work surfaces and upstands over, two windows to the side, French doors leading out to the side garden, tiled flooring, part tiled walls, Hotpoint electric oven, ceramic hob with glass splashback, chimney style extractor fan, one and a half bowl sink with a mixer tap over, integrated dishwasher, radiator, integrated fridge/ freezer and under unit lighting. The dining room opens onto the sitting room and a door leads through from the kitchen to the utility and the lounge.

Additional Photo



Additional Photo



Lounge 15'7" x 11'3" (4.76m x 3.43m)



Sitting Room 15'4" x 11'10" (4.68m x 3.61m)



The bright, spacious sitting room has a window to the front and a door to the front, stairs leading to the first floor, tiled flooring, under stairs cupboard, feature inset log burning stove and wall lighting. A door leads through to the lounge.

Additional Photo



Additional Photo



Utility 6'11" x 5'4" (2.12m x 1.65m)



The utility has a window to the rear, part glazed door

out to the side, tiled flooring, base unit with work surface over and plumbing for appliances. A door leads to the cloakroom.

Cloakroom

The cloakroom has a window to the side, low level w.c., wash hand basin with a mixer tap over, tiled flooring and a radiator.

First Floor Landing

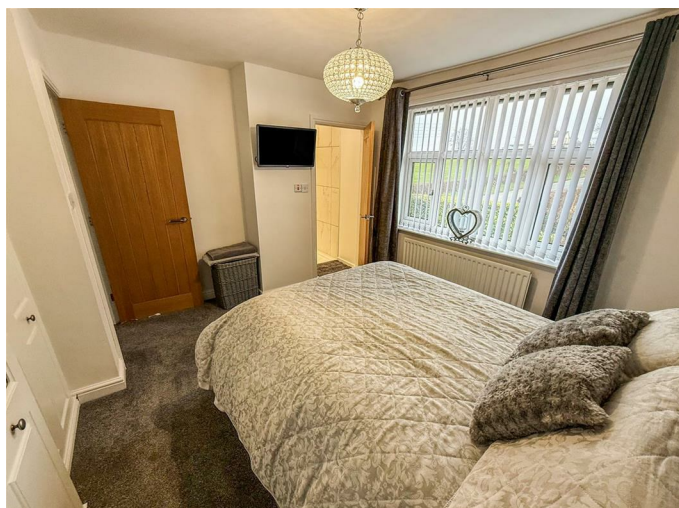
The first floor landing has a window to the side with great views, access to the loft and doors leading to the bedrooms and the bathroom.

Bedroom One 12'4" x 10'4" (3.76m x 3.17m)



The first double bedroom has a window to the front with great views, radiator, and high quality fitted wardrobes providing plenty of storage. A door leads through to the en suite.

Additional Photo

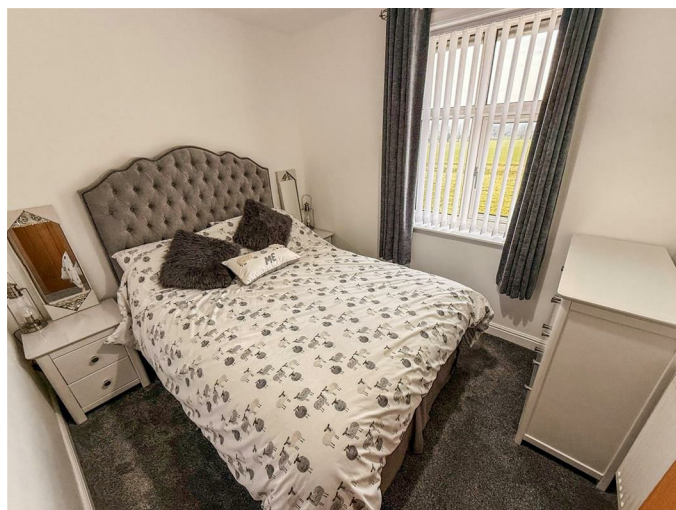


En Suite



The en suite is fitted with a shower cubicle with mains powered shower, tiled flooring, heated towel rail, part tiled walls, extractor fan and spotlighting.

Bedroom Two 9'6" x 7'11" (2.91m x 2.43m)



The second double bedroom has a radiator and a window to the front with fantastic views over the adjoining fields and countryside.

Family Bathroom 11'2" x 5'11" (3.41m x 1.82m)



The family bathroom has a window to the front, panelled bath with a mixer tap over and shower with two shower heads, low level w.c., wash hand basin with a mixer tap over, fully tiled walls, extractor fan, radiator and linen cupboard with shelving.

To The Outside



The property is accessed from the lane and double timber farm gates lead onto the property.

Driveway



The gravelled driveway provides parking for two - three vehicles.

Views To The Front



The property enjoys a lovely open aspect to the front with far reaching views over the surrounding fields and countryside.

Gardens

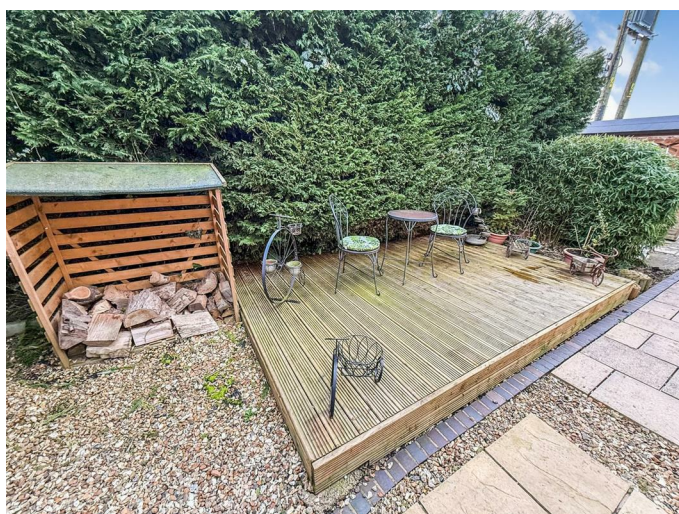


The gardens wrap around the property with a great paved patio at the rear overlooking the fields and views. A great place to sit and relax and entertain. To the side there is a private area for a hot tub along with private lawned gardens. There are mature shrubs and bushes adding to the privacy. To the other side there is a decked patio area leading off from the dining room making a great spot for an early morning coffee. There is also a log store, external oil fired boiler and tank, bin store and a shed measuring 10ft x 8ft.

Additional Photo



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/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.

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 2.00pm

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.

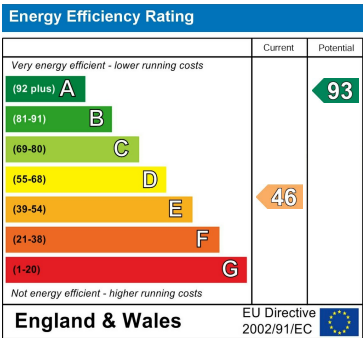
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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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