

# Town & Country

Estate & Letting Agents



## The Old Stables , Weston Rhyn, SY10 7LW

**Offers In The Region Of £750,000**

Nestled in the Hamlet of Quinta on the outskirts of Weston Rhyn, this exquisite detached stone built barn conversion dates back to the late 1800's and offers a perfect blend of spacious flexible accommodation and rustic charm. With four spacious reception rooms, this property provides ample space for both relaxation and entertaining. The four well-appointed bedrooms ensure that there is plenty of room for family and guests alike.

The property has been thoughtfully converted from a traditional stone barn, showcasing beautiful architectural details that enhance its character. Set within an acre of well maintained private gardens and grounds, this residence offers a tranquil retreat from the hustle and bustle of everyday life. The large rooms throughout the house are filled with natural light, creating a warm and inviting atmosphere. The fantastic location of this property allows for easy access to local amenities while still providing a sense of seclusion. Do not miss the opportunity to make this remarkable house your new home.



## Directions

From Oswestry join the A5 travelling towards Wrexham. Upon reaching the Gledrid roundabout take the first exit towards Weston Rhyn. Proceed through the village, onto Station Road and continue to the roundabout. Turn right onto Bronygarth road and proceed along for about 800 metres then take the turning to your left, the Church will be on the opposite side of the road. Follow this road for approximately 1 mile where the property will be found on your left hand side identified by our board. We recommend using what3words ///facelift.chestnuts.blushes

## About The Area



The Old Stables is situated at Quinta, a small hamlet on the outskirts of the village of Weston Rhyn. Ideally situated with easy access to the A5/A483 road network connecting the cities of Birmingham, Liverpool and Manchester all within approx. an hour away. There is also a railway station in the nearby villages of Chirk and Gobowen which join the mainline to London. There are a number of good schools, both State and Private, in the area including Moreton Halls girls school in the nearby village and Ellesmere College and Oswestry School just a short drive away. The area, on the Welsh/Shropshire border has a number of local landmarks worthy of a visit, the nearby Chirk Aqueduct built by renowned engineer Thomas Telford, Chirk Castle and the nearby town of Llangollen are all worthy of a visit. The market town of Oswestry is a 10 minute drive away and offers plenty of facilities including supermarkets, a range of independent retailers and a health centre along with many lovely coffee shops and restaurants and a fantastic central park.

## Entrance Hall



The spacious entrance hall has exposed stone walls, a door and a window to the front, a wooden staircase with spindled balustrade leading up to the first floor and a door through to the cloakroom. The hallway opens onto the dining room and lounge whilst a door to the right leads to the farmhouse kitchen, sitting room and study.

## Cloakroom 9'4" x 6'0" (2.85 x 1.85m)

With a window to the rear, a W/C, pedestal wash hand basin, a radiator and a door to a generous storage cupboard/coat room.

## Farmhouse Style Kitchen 17'10" x 16'8" (5.45 x 5.10m)



Flooded with light from the three windows to the front with deep tiled sills, the well appointed farmhouse kitchen truly feels like it's the heart of this home. The kitchen is fitted with a generous range of base and wall units in cream 'shaker style' with wood effect worktops over and display cupboards. There is an oil fired AGA, and a cooker point for an electric cooker. The kitchen has plumbing and space for a dishwasher, space for a free standing fridge freezer and an under counter fridge, there is a double ceramic sink with drainer and a mixer tap over, part tiled walls and a tiled floor. There is space for a large dining table and chairs. A door leads to the utility room. The kitchen leads through to the sitting room and study.



### Utility Room 12'11" x 7'0" (3.95 x 2.15m)

With a window to the rear overlooking the gardens, a door leading out to the rear, the utility room houses the Worcester oil fired central heating boiler, Belfast sink, plumbing and space for a washing machine and tumble drier with a work top over and a tiled floor.

### Sitting Room 17'5" x 16'8" (5.32 x 5.10m)



The sitting room is a lovely place to unwind or entertain and has two windows to the front and a window to the side along with an archway that leads to the study. An electric log burner sits on a tiled hearth with decorative wooden surround with exposed stone wall adding further character to this pretty room.

### Study 16'10" x 10'0" (5.14 x 3.05m)



Situated off the sitting room, the study is a very versatile room and a great space to work from home. With a window to the side and to the rear overlooking the garden and with views towards Chirk Castle, this room has exposed ceiling beams and a radiator.

### Dining Room 17'5" x 16'2" (5.32 x 4.95m)



The generous dining room is another great space to entertain and opens through to the lounge being separated by structural timber beams which nod to the original use of the property. There are windows and double doors to the rear overlooking the garden letting in lots of natural light.

### Lounge 15'10" x 17'0" (4.83 x 5.19m)



The cozy yet spacious lounge is warm and inviting. With a large focal stone fireplace with a slate hearth and a wooden beam over housing a log burning stove, the central feature of this room. With display shelves, a radiator and two windows to the front and a window to the side.

### Additional Photograph





### Gallery Landing



The galleried landing with exposed stone wall leads to the bedrooms and bathrooms. With three velux windows letting in plenty of light and two picture windows looking out over the garden and over to Chirk Castle and surrounding countryside in the distance. A door leads to the airing cupboard which houses the hot water tank.

### Principal Bedroom 16'1" x 16'11" (4.91 x 5.17m)



Steps lead up from the hallway to the principal bedroom, with dual aspect windows to the side and to the front this well appointed large double room has beautiful exposed ceiling beams, vaulted ceiling and two Velux windows letting in further light. This bedroom and accompanying bathroom create a perfect guest suite or principal wing as they are nicely separated from the rest of the bedrooms.

### Bathroom (adjacent to Principal Bedroom) 8'4" x 6'9" (2.55 x 2.06m)



This bathroom sits adjacent to the Principal bedroom creating a principal suite, with Velux window W/C, bidet, wash hand basin, a radiator and shower cubicle with mains powered shower.

### Bedroom Three 16'7" x 13'5" (5.06 x 4.10m)



Currently a twin room but with plenty of room for a double bed this room has a window to the rear offering fabulous views over the rear garden and over towards Chirk Castle, exposed ceiling beams, vaulted ceiling and a radiator.

### Bedroom Four 10'2" x 12'8" (3.12 x 3.87m)



Another double room, with a window to the front, exposed beams, vaulted ceiling and a Velux window.

### Family Bathroom 7'1" x 12'8" (2.18 x 3.87m)



The family bathroom has a window to the front, W/C, wash hand basin, a bidet, radiator, steps up to the bath with a shower over and a glazed shower screen with tiled surround.

### Bedroom Two 17'0" x 11'3" (5.20 x 3.45m)



The current owners use this as the master bedroom, having a door to an en suite bathroom and a walk in wardrobe/closet with hanging rails and storage. There are dual aspect windows to the front and to the side, exposed beams, vaulted ceiling and a radiator. There is also access to a useful loft storage space, perfect for storing suitcases.

#### Walk In Wardrobe

With rails for hanging clothes and good storage.

### Ensuite Bathroom 5'5" x 7'8" (1.67 x 2.34m)



With a Velux window, W/C, wash hand basin, bath with mixer tap and shower attachment with a glazed shower screen and a radiator.

### Workshop 15'11" x 9'5" (4.86 x 2.89m)

Attached to the house and accessed via a door at the front or from the rear garden, this versatile space has power and lighting, a window to the front and to the rear with a ladder leading to a second floor room which has a Velux window and provides useful storage.

### Double Garage 40'5" x 14'11" (12.34 x 4.56m)



The double garage has two electric up and over doors to the front, oil tank, two windows to the rear, power and lighting. There is ample space for an additional workshop/ hobbies space.

### Potting Shed 14'9" x 9'3" (4.50 x 2.84m)

A detached brick and stone built building, the potting shed has two windows to the side and sits next to the greenhouse at the front of the home.



### Summerhouse 7'11" x 12'7" (2.42 x 3.85m)



Sitting away from the house in the rear garden this is a delightful place to sit, with views over the garden and paddock and towards Chirk Castle. The summerhouse could make a great office space and has the benefit of power and lighting.

### Front Gardens and Driveway



Approached from the single track lane, the property has double wooden gates leading onto the generous driveway which provides parking and turning space for multiple vehicles. The property boundary is defined by a wall, fencing and hedging. There is a lawned garden to the front and borders planted with mature shrubs and bushes. There is also access at the lower side of the property around to the rear garden.

### Rear Garden



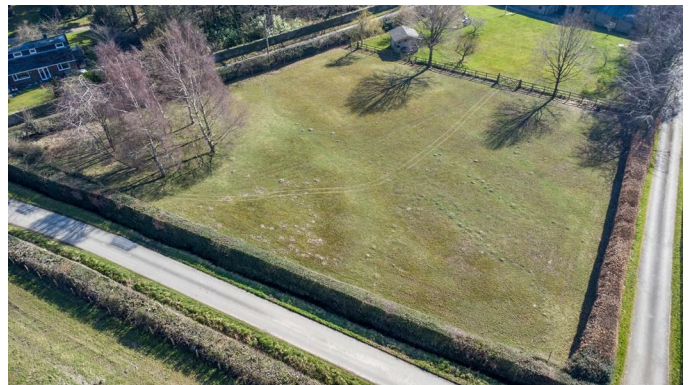
The expansive rear garden is another fantastic feature of this stunning home and is mainly laid to lawn and leads to the enclosed paddock space at the rear which has a gate and style to access it. Fully enclosed by fencing and hedging making a great space for those with pets/small livestock.

### Rear Garden Additional Photograph

### Paddock



### Paddock Additional Photograph





## Aerial Photograph



## The Rear of the Property



## Location



## Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 2.00pm

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## 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.

## 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 F.

## 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.

## 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla.com), [Onthemarket.com](http://Onthemarket.com) - 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.

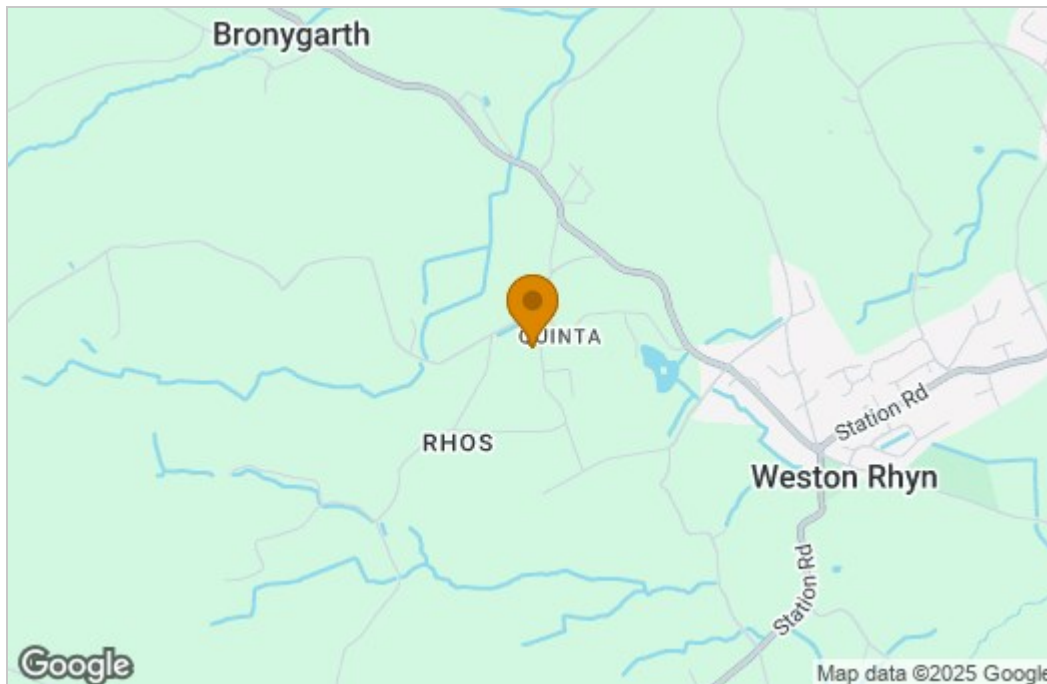
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as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

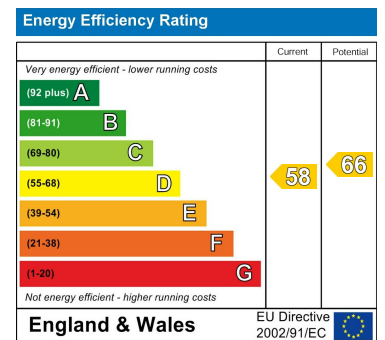


Total area: approx. 347.3 sq. metres (3738.4 sq. feet)

## Area Map



## Energy Efficiency Graph



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