

# Town & Country

Estate & Letting Agents



**Ty Draw , Nantmawr, SY10 9EG**

**Offers In The Region Of £425,000**

WITH NO ONWARD CHAIN!! Nestled in the picturesque outskirts of Nantmawr, this charming detached former farmhouse offers a unique opportunity for those seeking a tranquil retreat with stunning views. Set within gardens and grounds extending to 2.5 acres, the property boasts breathtaking scenery that is sure to captivate any nature lover. The house features three bedrooms, family bathroom, a large kitchen/ breakfast room, sitting room, lounge/ dining room, utility and a shower room. This property retains much of its original character whilst allowing for a variety of interior design possibilities. The potential of this home is truly fantastic. Whether you envision creating a family haven or a serene getaway, the generous grounds and stunning location provide the perfect canvas. In summary, this property on the outskirts of Nantmawr is a rare find, combining character, space, and fantastic rural yet convenient location.



### Directions

From our Oswestry office proceed up Willow Street and turn left onto Welsh Walls. Follow the road around and turn right onto Upper Brook Street. Proceed out of town towards Trefonen. Proceed through the village and continue through Treflach. Follow this road through Nantmawr and up the hill and turn right at the crossroads signposted 'Cefn Blodwel, Bryn, Sychtyn'. Continue for almost one mile and in front of Bryn Cottage turn left signposted 'Old Carhouse'. Follow the lane down to the property, ensuring NOT to turn right into HF Jones.

### Accommodation Comprises



### Porch

The covered porchway leads to the front door.

### Hallway

The hallway has a door to the front, radiator, under stairs cupboard, vinyl flooring and a door leading into the kitchen.

### Kitchen/ Breakfast Room 15'1" x 13'2" (4.62m x 4.03m)



The good sized kitchen/ breakfast room has a window to the front, fitted base and wall units with work surfaces over, one and a half bowl sink with a mixer tap, vinyl flooring, plumbing for a dishwasher, space for a fridge, beamed ceiling, the old fireplace with a wood surround having fitted units inset and

cooker point, extractor fan, part tiled walls, radiator and stairs leading to the first floor. Doors lead to the sitting room and the lounge.

### Additional Photo



### Sitting Room 15'3" x 12'8" (4.66m x 3.87m)



The sitting room has a window to the front, patio doors leading out to the side, feature cast iron decorative fireplace with a wood surround and a tiled hearth, wall lighting, built in cupboard and a beamed ceiling.



**Lounge/ Dining Room 28'9" x 8'11" (8.78m x 2.74m)**



The good sized lounge/ dining room has a window to the rear and a bow window to the side taking in the views, feature brick fireplace with a slate hearth, two radiators and wall lighting. A door leads through to the rear hall.

**Additional Photo**



**Additional Photo**



**Rear Hallway 10'2" x 10'0" (3.11m x 3.05m)**

The hallway has a door leading out to the side, a window to the rear, quarry tiled flooring, radiator and a loft hatch. Doors lead to the shower room and the utility.

**Shower Room**



The shower room has a window to the side, corner wash hand basin on a vanity unit with a mixer tap over, low level w.c., radiator and quarry tiled flooring. There is a corner shower tray with a Triton electric shower and aqua panelling.

**Utility 6'5" x 5'6" (1.97m x 1.68m)**

The utility has a glazed door to the side and a window to the side, quarry tiled flooring and plumbing for appliances.

**To The First Floor**

The first floor landing has a loft hatch, radiator and an airing cupboard with hot water tank. Doors lead to the bedrooms and the bathroom.

**Bedroom One 13'3"x 9'0" (4.04mx 2.75m)**



The first double bedroom has windows to the side and the rear with views over the surrounding fields, radiator and a built in cupboard.



### **Bedroom Two 10'8" x 8'3" (3.27m x 2.53m)**



The second double bedroom has a window to the rear with great views and a radiator.

### **Bedroom Three 7'11" x 6'4" (2.42m x 1.95m)**



The third bedroom has a radiator and a window to the front.

### **Family Bathroom 9'10" x 5'6" (3.02m x 1.69m)**



The family bathroom has a window to the front, low level w.c., panelled bath with a glass screen over

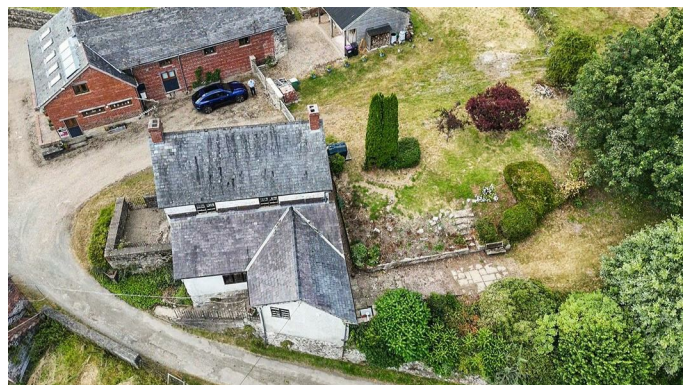
and an Aquatron electric shower, wash hand basin, radiator and part tiled walls.

### **To The Outside**



The property is located at the end of the lane that leads down to the house and the properties located within the grounds of the former farmyard. There is extensive gravelled parking to the front with an enclosed stone walled garden area to the front of the property. There is a further enclosed seating area located off the sitting room and a garden area to the rear with steps up to the back door. To the right of the property there is a larger garden area and external oil boiler. The gardens lead on to the paddocks with gated access from the driveway.

### **Gardens**



### **Additional Photo**





## The Paddocks



The paddocks and grounds offer great potential for keeping livestock and extend in total to around 2.5 acres. The paddocks are split into two main areas with a large field located next to the house with a stream running along its border. A further paddock is located across the stream that has direct gated access from the lane running down to the house. The paddocks are well fenced and have good access making them ideal for a number of uses.

### Additional Photo



### Additional Photo



### Additional Photo



### Additional Photo



### Additional Photo



### Additional Photo





## Far Paddocks



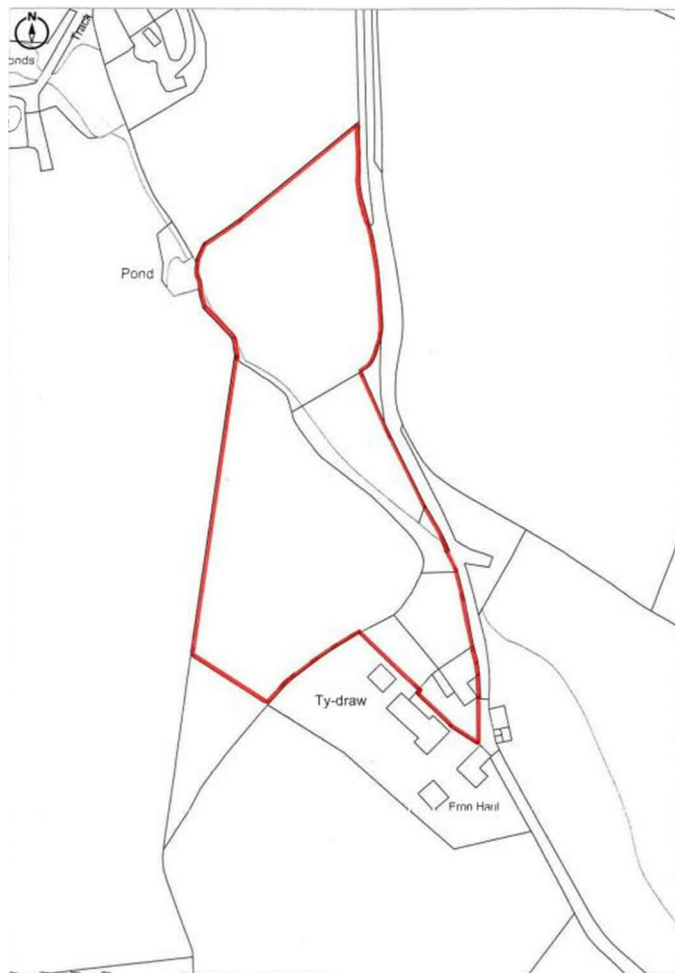
## Additional Photo



## Location



## Land Plan



## 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), [Onthemarket.com](http://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 D.

### **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 5.00pm

Saturday: 9.00am to 2.00pm

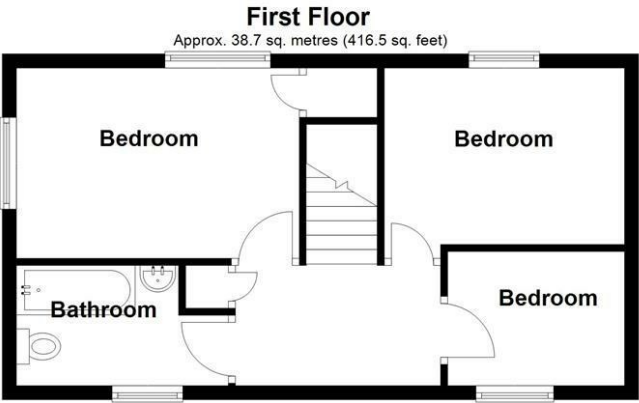
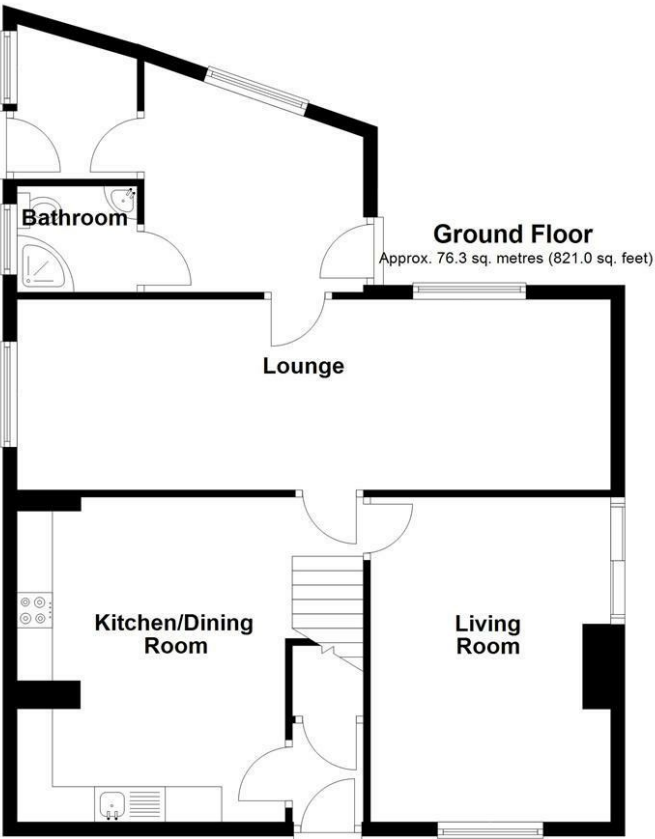
### **Additional Information**

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 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.

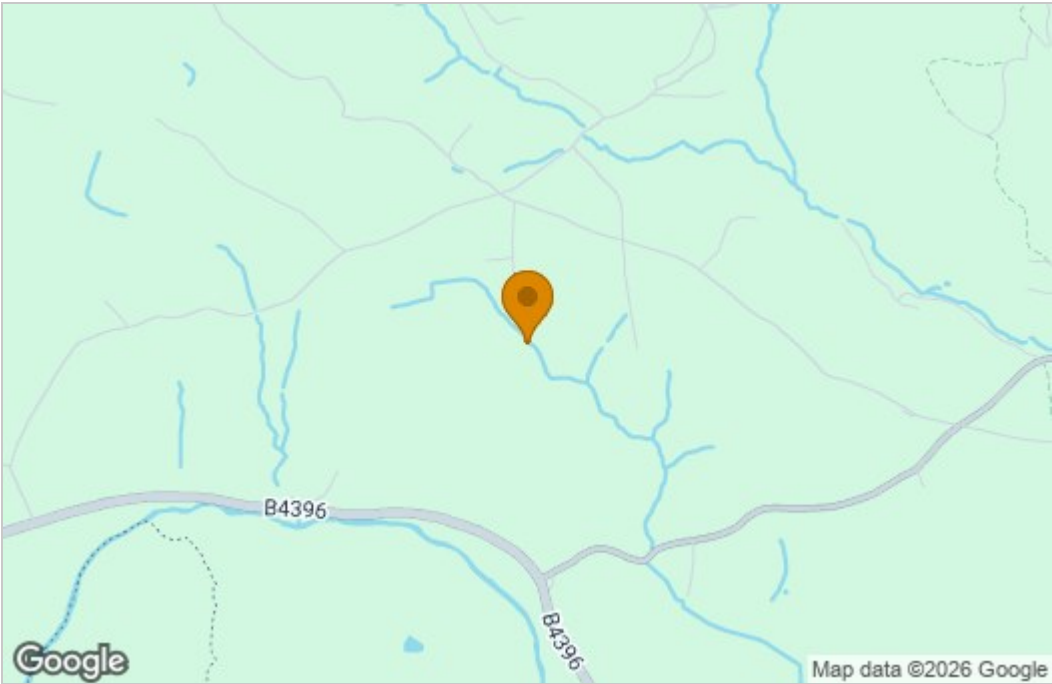


Floor Plan

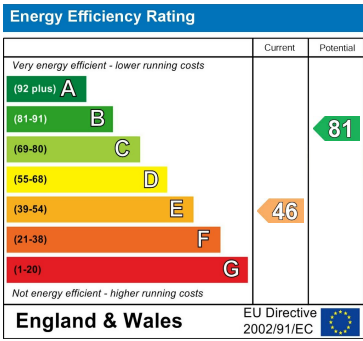


Total area: approx. 115.0 sq. metres (1237.6 sq. feet)

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