

Town & Country

Estate & Letting Agents



Bryn Y Castell St. Martins Road, Gobowen, SY10 7AN

Offers In The Region Of £425,000

Located in the charming village of Gobowen, this beautiful detached period home offers a unique blend of historical character and modern living. With four bedrooms, this property is perfect for families or those seeking extra space. The two well-appointed reception rooms provide ample room for relaxation and entertaining, making it an ideal setting for both intimate gatherings and larger celebrations. The home boasts a wealth of history, adding to its charm and appeal. Each room is filled with character, showcasing the craftsmanship of a bygone era while still accommodating the comforts of contemporary life. The two bathrooms ensure convenience for all residents and guests alike. One of the standout features of this property is the large gardens and grounds that surround it. These outdoor spaces offer a perfect retreat for gardening enthusiasts or those who simply wish to enjoy the tranquillity of nature. The expansive gardens provide plenty of room for children to play or for hosting summer barbecues with friends and family. Situated in a popular location, this home is well-connected to local amenities and transport links, making it an excellent choice for those who appreciate both the peace of village life and the convenience of nearby services. This property is a rare find, combining historical elegance with modern functionality, and is sure to attract discerning buyers looking for their dream home in Gobowen.

Directions

From our Oswestry office take the Gobowen road out of town. On reaching the roundabout take the second left towards Gobowen. On entering the village proceed over the level crossing and take the second exit off the roundabout onto the St. Martins road. Proceed along this road and at the dip turn left onto the shared driveway. The driveway and access to the property will be found on the left hand side.

Accommodation Comprises

Hallway

The front hallway has a part glazed door to the front with stained glass details, stairs leading to the first floor and doors leading to the lounge and the sitting room.

Sitting Room 14'3" x 13'10" (4.35m x 4.23m)



The good sized yet cozy sitting room has a sash style window to the front, oak flooring, radiator, picture rail and a fireplace with a decorative tiled inset and gas fire.

Lounge 11'10" x 11'8" (3.62m x 3.58m)



The spacious lounge has a sash style window to the front, radiator and a fireplace with a tiled inset and a log burning stove. A door leads through to the inner hallway.

Inner Hallway

The inner hallway has doors leading to the kitchen, pantry, cloakroom and the cellar.

Pantry 10'0" x 3'6" (3.07m x 1.07m)

The walk in pantry has a window to the rear, quarry tiled flooring and fitted base and wall units.

Cloakroom

The cloakroom has a window to the rear, heated towel rail, vinyl flooring, wash hand basin with mixer taps and a low level w.c.,

Cellar 10'7" x 10'2" (3.23m x 3.12m)

The cellar has good head height and has power and lighting. There is a further area located off the cellar providing useful storage.

Kitchen/ Dining Room 14'10" x 13'8" (4.54m x 4.18m)



The kitchen is the real heart of this home being fitted with a modern range of base and wall units with quartz work surfaces over with matching upstands, inset one and a half bowl sink with a mixer tap over, quarry tiled flooring, ceiling beam, spotlighting, integrated dishwasher, cooker with chimney extractor fan over, log burning stove inset, a window to the side and a door leading to the driveway. A door leads through to the utility.

Additional Photo



Utility 9'1" x 6'8" (2.78m x 2.05m)

The utility has a door to the side, fitted base units with work surfaces over, Worcester gas fired boiler, stainless steel sink, plumbing for a washing machine and space for a tumble drier.

To The First Floor

The first floor landing has a radiator and doors leading to the bedrooms and the bathroom.

Bedroom One 15'8" x 13'10" (4.80m x 4.24m)



The first double bedroom is a fantastic size having a part vaulted ceiling with ceiling timbers, two windows to the side, radiator and a door leading to the en suite.

En Suite



The modern en suite has a wash hand basin on a vanity unit with a mixer tap over, low level w.c., double shower cubicle with mains powered shower and two shower heads, heated towel rail, fully timed walls, extractor fan and an illuminated mirror.

Bedroom Two 14'1" x 12'2" (4.30m x 3.73m)



The second double bedroom has a sash style window to the front overlooking the garden, radiator, original fireplace with cast iron fire inset and a door leading to a walk in wardrobe/ dressing area having a sash style window to the front.

Bedroom Three 12'1" x 12'0" (3.69m x 3.68m)

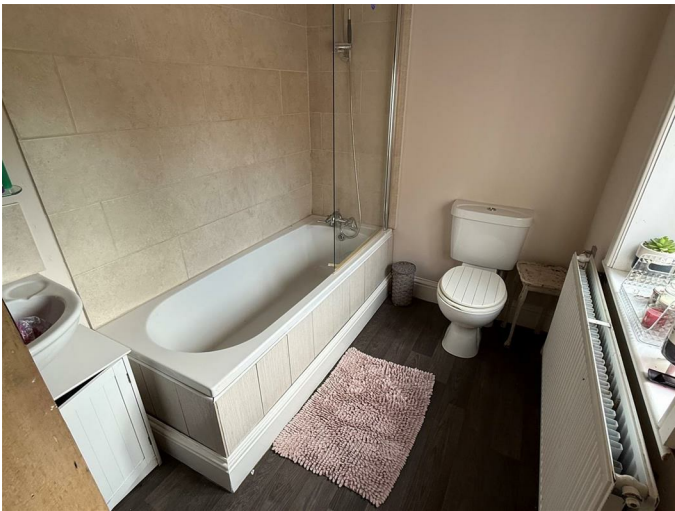


The third double bedroom has a sash style window to the front overlooking the garden, radiator and fireplace with a cast iron inset.

Bedroom Four/ Study 10'7" x 5'7" (3.25m x 1.71m)

The fourth bedroom/ study has a window to the side and a radiator.

Family Bathroom 8'11" x 5'8" (2.72m x 1.73m)



The family bathroom has a window to the rear, panel bath with a mixer tap over and glass screen, wash hand basin, vinyl flooring, part tiled walls and an extractor fan.

To The Outside



The property is accessed from the lane onto a driveway providing parking for several cars leading to the rear door. Gates give access to the front and rear garden areas.

Gardens



The gardens are another great feature of this property. To the front there is an extensive lawned area with outside lighting and hedge/ fence boundaries. There is plenty of space for vegetable gardens or for children with lots of room for play equipment. To the side there is a shed and log store while to the rear there is a summerhouse and raised ornamental pond with power.

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, 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 5.30pm

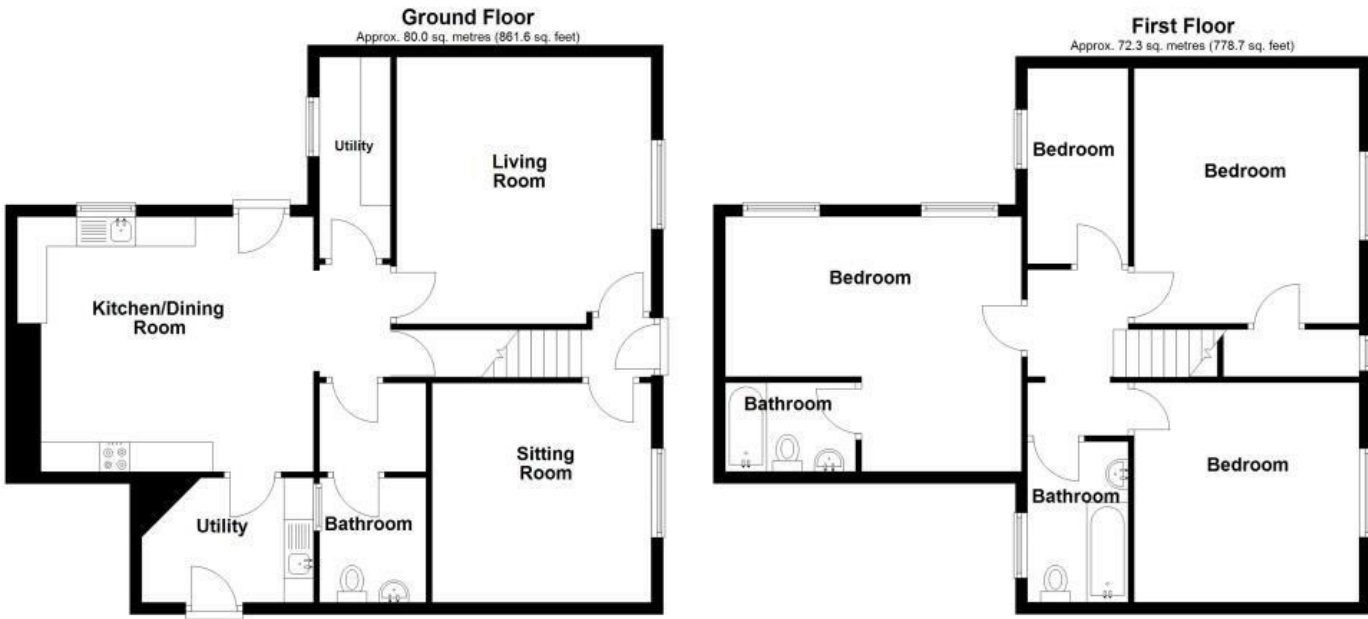
Saturday: 9.00am to 2.00pm

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

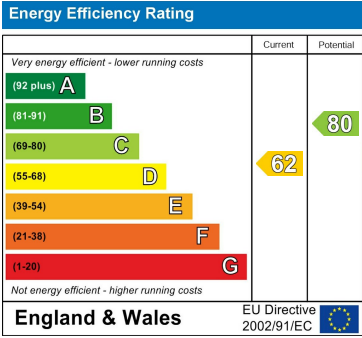


Total area: approx. 152.4 sq. metres (1640.3 sq. feet)

Area Map



Energy Efficiency Graph



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