Town & Country

Estate & Letting Agents

Ivy Cottage , Weston, SY10 9ES

Offers In The Region Of £350,000

Town and Country Oswestry are delighted to offer to the market this ATTRACTIVE COUNTRYSIDE GEM WITH STOREYBOOK CHARM - 4 BEDROOM DETACHED COTTAGE positioned in a quiet hamlet on the outskirts of Oswestry a thriving market town, providing a good range of shopping and leisure facilities, and affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the Northwest. This home deserves to be experienced in person - Call Town and Country today on 01691 679631 to arrange a private tour.

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 and turn right for Weston before the junction onto the bypass. Proceed for a short distance into the small hamlet of Weston where the property will be found on the right hand side.

Overview

Weston offers peace, privacy and proper countryside vibes - but you're minutes from Oswestry, with its shops, markets, schools and transport links. The A5 is close enough for convenience for links to Shrewsbury, Wrexham, Chester and even Birmingham.

Step into IVY COTTAGE - not just a home, but a slice of countryside calm wrapped in stone, timber and soul. Tucked into the peaceful hamlet of Weston, just minutes from Oswestry, this detached cottage is the kind of property people dream about on the commute home. Having been tastefully updated whilst still retaining many of its original features which include beamed ceilings and exposed stone walling. There are good sized gardens to the side and rear of the property which backs onto a brook with views over open fields to the rear.

Porch

A covered timber-framed porchway leads to the front door.

Hallway

The hallway has exposed stonework and beams, a radiator and stairs leading to the first floor. There is a built in cloaks cupboard and a glazed door leading into the lounge. The hall opens onto the kitchen.

Lounge 18'4" x 13'1" (5.61m x 3.99m)

This is a lovely light room with a bow window to the front, French doors to the conservatory, wood flooring, a radiator, three wall light points, TV point, beamed ceiling and a fireplace with a log burning stove and wood surround.

Additional Photograph

P-Shaped Conservatory 16'4" x 12'0" (4.98 x 3.65)

Step through to the conservatory, where garden views stretch beyond the brook to rolling fields. With French doors to the garden, quickstep laminate flooring, a glazed door to the side and French doors to the lounge. There is also a door leading to a cloakroom that is fitted with a low level w.c., and vinyl flooring.

Kitchen/Family Room 20'1" x 13'8" (6.14m x 4.17m)

The Kitchen/family room is everything a modern country kitchen should be- having a good range of oak base and wall fitted kitchen units with work surfaces over, part tiled walls, built-in electric double oven and grill, a five ring gas hob, central island unit, built-in fridge/freezer, built-in dishwasher, ceramic sink unit with mixer taps and filter, a window to the rear, a window to the front, a radiator, laminate flooring, recessed shelving and a beamed ceiling. The kitchen opens out onto the dining room.

Additional Photograph

Additional Photograph

Dining Room 8'6" x 10'6" (2.60m x 3.21m)

A lovely room having a window to the front, a radiator, wall lighting and laminate flooring.

Additional Photograph

Utility Room 10'3" x 8'2" (3.12 x 2.49)

With a window to the rear, quarry tiled flooring, fitted shelving offering great storage, plumbing for a washing machine, Eurocal oil boiler and a door to the rear garden. A door leads through to the ground floor bedroom.

Bedroom Four 8'10" x 14'1" (2.70m x 4.31m)

The ground floor double bedroom has a window to the front, door to the en-suite wet room and a loft hatch. Perfect for visiting guests, live-in relatives or just future-proofing.

En-suite

The modern en suite has a window to the rear, WC, wall hung wash hand basin and a mixer tap, wet room shower with two shower heads, fully tiled walls and floor and an extractor fan.

Landing

Having a banister with a feature cart wheel, exposed stone work and access to the loft space. Door lead to the bedrooms and bathroom.

Additional Photo

Additional Photo

Bedroom One 12'4" x 11'10" (3.78m x 3.63m)

A good sized double bedroom with a window to the front, feature archway, built-in wardrobes and a radiator.

Bedroom Two 16'2" x 9'4" (4.95m x 2.87m)

A great children's room having a built-in feature cabin bed with storage, a window to the front, a window to the side and a radiator.

Additional Photograph

Bedroom Three 10'2" x 8'9" (3.10m x 2.69m)

A very calm space ideal for nursery, study and guest bedroom with a window to the side and a radiator.

Additional Photo

Family Bathroom 11'1" x 7'10" (3.40m x 2.39m)

The beautiful remodelled bathroom has been recently remodelled and has a low level WC on a vanity unit, wash hand basin on a vanity unit with a mixer tap, a walk in double shower cubicle with jacuzzi style shower, part-tiled walls, airing cupboard with shelving and a hot water tank, heated towel rail, spotlighting, vinyl flooring and a window to the rear,

To the Outside

To the Front of the Property

A driveway provides off road parking for several vehicles. The front garden is shrubbed. There is a second parking space to the right hand side at the front of the property. With a 7kw tethered type z EV charging point.

Side and Rear Gardens

The garden is more than just a space - its a sanctuary!! To the rear and side, it opens up to lawned areas, mature borders and a paved entertaining space with a covered canopy. Picture outdoor dinners by the brook and string lights overhead, prosecco fizzing in your glass. The garden is enclosed by fencing and hedging, there is a garden shed and an outside tap. There is ample parking across two driveways and a tethered EV charge.

Additional Photograph

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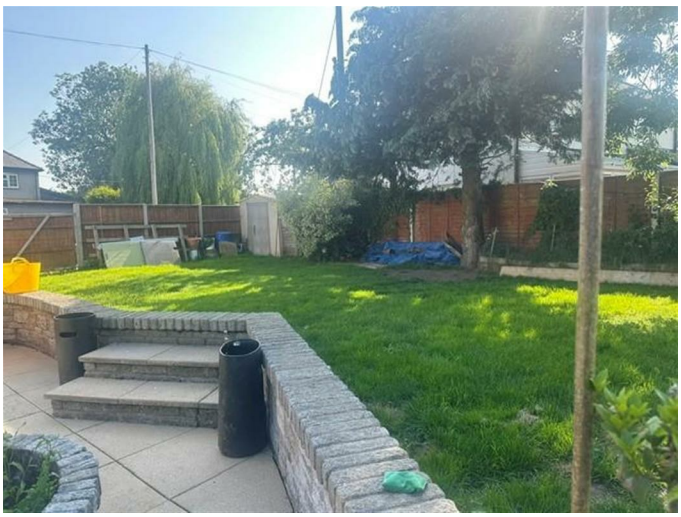


Additional Photograph

Views To The Rear

Additional Photograph

Hours of Business

Monday - Friday - 9.00 - 5.00
Saturday - 9.00 - 2.00

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 B.

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

Additional Photograph

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.

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 Services

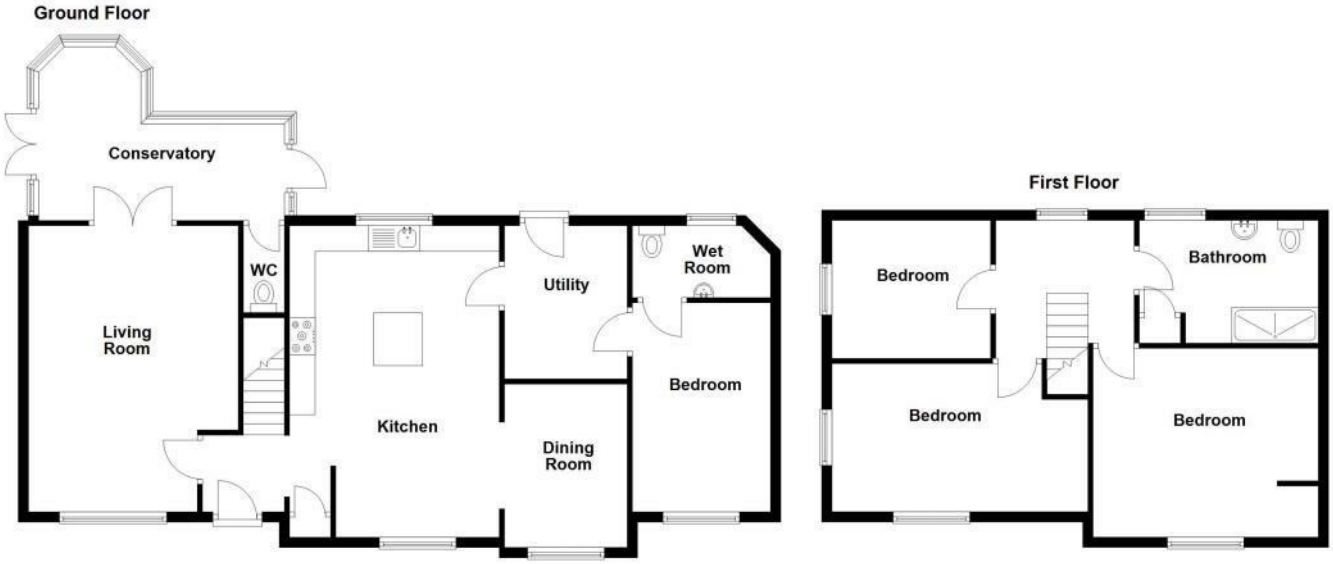
Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com -
VERY COMPETITIVE FEES FOR SELLING.

Additional Information

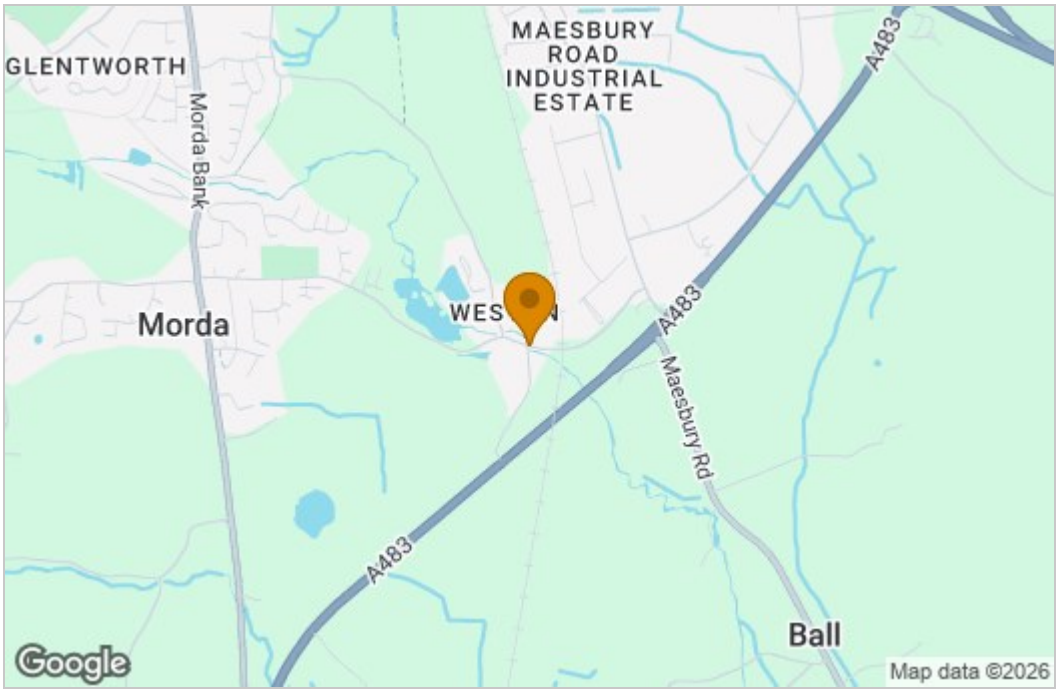
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended 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.

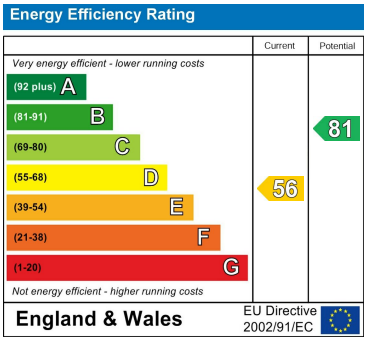
Floor Plan



Area Map



Energy Efficiency Graph



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