

# Town & Country

Estate & Letting Agents



**Moreton House Station Road, Weston Rhyn, SY10 7SW**

**Asking Price £449,000**

**WITH NO ONWARD CHAIN!!** Nestled in the charming village of Weston Rhyn, this period detached home on Station Road offers a delightful blend of character and spacious living. With five good sized bedrooms and three large reception rooms, this property is perfect for families seeking both comfort and style. As you step inside, you will be greeted by an array of original features that add to

the home's unique charm. The extensive grounds surrounding the property provide ample outdoor space for relaxation and recreation, making it an ideal setting for both entertaining guests and enjoying quiet family time. Additionally, the property boasts convenient parking and garaging, ensuring that your vehicles are well accommodated. One of the standout features of this home is its fantastic potential for further development. Whether you envision developing the living space or enhancing the outdoor areas, the possibilities are endless. This residence not only offers a wonderful living environment but also the opportunity to create a home that truly reflects your personal style. With its prime location in a friendly village, this property is a rare find that combines character, space, and potential. Do not miss the chance to make this charming 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 the entrance to the property will be viewed on the left hand side set back from the road just before the crossroads.

## Accommodation Comprises



### Porch

The porch area has a part glazed door to the side and leads through into the main hallway. There is a small scullery area to the left with tiled shelving and a window to the front. There is the original quarry tiled flooring and a door leading to the cloakroom.

### Cloakroom

The cloakroom has a wash hand basin, w.c. ,a window to the front, quarry tiled flooring and an electric wall heater.

### Hallway



The long L shaped hallway has a part quarry tiled floor and part parquet flooring that leads to the front principal reception rooms and the part glazed front entrance door. There is an under stairs cupboard and radiator. Doors lead to the kitchen, family room, sitting room and drawing room. The wide staircase leads to the first floor.

## Kitchen/ Breakfast Room 15'1" x 13'4" (4.60m x 4.08m)



The kitchen/ breakfast room is fitted with a range of base and wall units with work surfaces over, original quarry tiled flooring, eye level double Neff oven, ceramic hob and extractor fan over, part tiled walls, AGA range cooker with a wooden surround, Trianco oil fired boiler, stainless steel sink with a mixer tap, space for a fridge/ freezer, a sash window to the side, a second window onto the driveway and a door leading to the utility.

### Additional Photo



**Utility 8'6" x 6'1" (2.61m x 1.87m)**



The utility has a window to the side, fitted base and wall units with work surfaces over, plumbing for a washing machine, quarry tiled floor, stainless steel sink, shelving and a pantry off with cold slab shelving, shelving and a quarry tiled floor.

**Family/Dining Room 19'5" x 11'10" (5.92m x 3.61m)**



A very versatile fantastic space having a sash window to the side and the rear and a radiator.

**Sitting Room 17'8" x 13'6" (5.39m x 4.14m)**



The beautiful sitting room has an open feature fireplace with wooden surround, picture rail, wood flooring, radiator and lovely original French doors with glazed side panels letting in lots of light leading out to the front garden.

**Drawing Room 16'9" x 13'3" (5.13m x 4.04m)**



The elegant drawing room is also flooded with light having the original French doors with glazed side panels leading out to the garden. There is wood flooring, picture rail and a feature open fireplace with a tiled inset and wood surround.

## Fireplace



## To The First Floor



## Staircase



The wide staircase leads from the hallway to the first floor accommodation.

The first floor landing has a sash window at the top of the stairs letting in lots of light. This landing leads to a further hallway with doors which lead to the bedrooms and the bathroom. There is a roof light on the far landing letting in lots of light as well as a double built in linen cupboard and a further walk in storage room measuring 3.07m x 1.13m both offering great storage.

## Additional Photo



**Bedroom One 13'11" x 13'4" (4.25m x 4.07m)**

The first double bedroom has a feature cast iron fireplace, radiator and a sash window overlooking the front garden.

**Family Bathroom 9'1" x 8'3" (2.77m x 2.54m)**

The family bathroom has a window to the side, wash hand basin, paneled bath with a mixer tap over, low level w.c., radiator, Triton electric shower over the bath and a large linen cupboard with shelving.

**Bedroom Two 19'3" x 12'8" (5.87m x 3.87m)**

A superb sized room with the potential to split or to add an en suite if required. Having two sash windows to the side, radiator, stripped floorboards and a focal cast iron fireplace.

**Bedroom Three 13'0" x 10'7" (3.97m x 3.23m)**

The third double bedroom has a window to the side and the rear and a feature cast iron fireplace.

### Bedroom Four 17'8" x 13'9" (5.39m x 4.20m)



The fourth superb double bedroom has a sash window to the side and a sash window to the front overlooking the garden. There is a cast iron fireplace, radiator and a door leading through to the fifth bedroom.

### Bedroom Five 12'5" x 6'8" (3.81m x 2.04m)



The fifth bedroom has a sash window to the front overlooking the garden.

### To The Outside

The property is accessed from Station Road through a five bar timber gate onto the driveway.

### Driveway



The driveway sweeps down to the house passing the garage and brick built outhouse on the right hand side making the approach very private from the road.

### Garaging 18'5" x 13'3" (5.63m x 4.05m)



The garage is located to the side of the property and has an up and over door and window and door to the rear.

### Outbuilding 24'7" x 16'4" (7.50m x 5.00m)



### View From The Porch



There is a second outbuilding located to the side of the house having a garage door to the front and a door to the side. A very versatile space ideal for a number of uses such as hobby room or workshop.

### Log Store and Coal House 17'3" x 7'0" (5.26m x 2.14m)

The log store and coal house is adjoining the main house and has doors to the front and rear along with windows to the front and side. An ideal space for conversion into further living accommodation for the main house.

### Front Porch



### Gardens



The extensive gardens wrap around the property and have an abundance of mature shrubs and trees with large lawned areas to the front and the side totalling approximately 1/2 of an acre, parts of this were once used as a fantastic productive growing plot ideal for those looking to be more self sufficient. There is an artificial pond at the side with hedge and fence boundaries. The property also has an additional pedestrian gated entrance from Gobowen Road.

## Additional Photo



## Location



## Additional Photo



## Additional Photo



## Japanese Knotweed

There is historic Japanese knotweed in the garden of the property, this sits some distance away from the property itself however the current owners have engaged with an authorised treatment provider (The Japanese Knotweed Agency) and the thermo-electric treatment plan has commenced.

## 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, 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 E.

### **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.

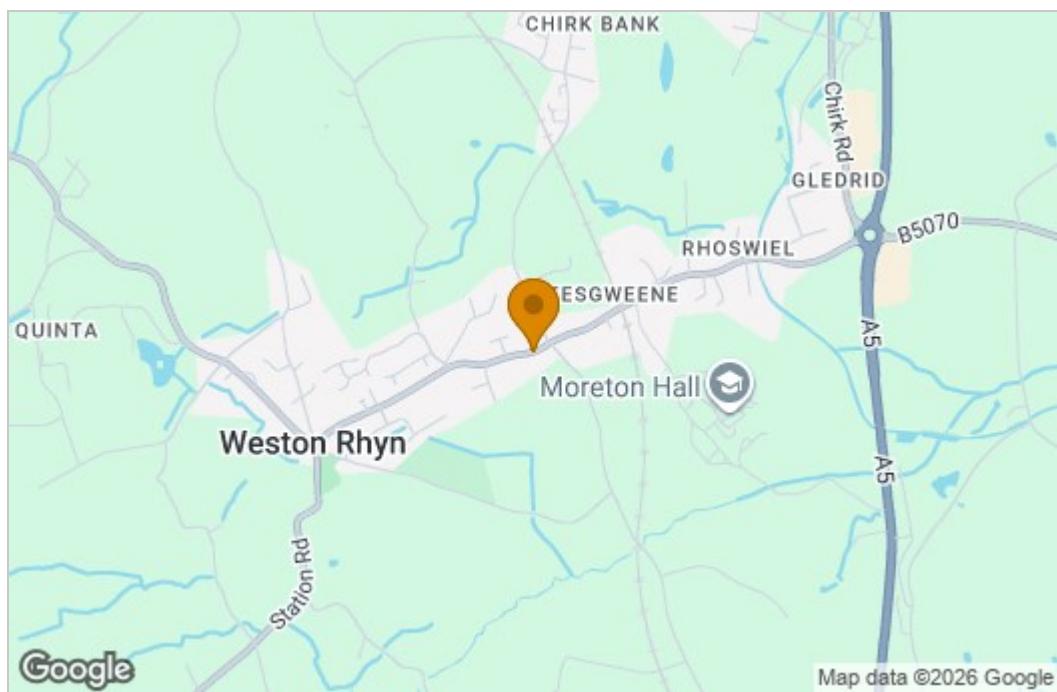
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

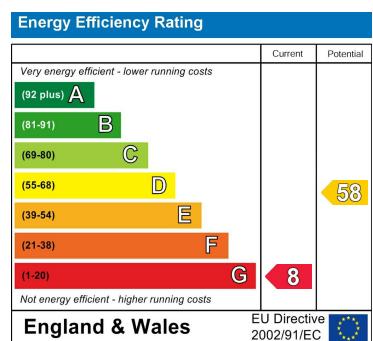


Total area: approx. 259.0 sq. metres (2787.6 sq. feet)

## Area Map



## Energy Efficiency Graph



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