

Town & Country

Estate & Letting Agents



Larch House Off Station Road, Pant, SY10 8JT

Offers In The Region Of £475,000

Located in the charming area of Pant, this stunning New build bespoke family home offers an exceptional living experience, finished to a high specification. The property boasts three well-proportioned bedrooms, with the potential for a fourth, making it ideal for families or those seeking extra space. Upon entering, you will be greeted by a double height hallway leading to modern open-plan living and dining areas that are flooded with natural light, creating a warm and inviting atmosphere. The accommodation provides ample space for relaxation and entertaining, ensuring that family gatherings and social events can be enjoyed to the fullest. The property is set on a large plot, featuring a good-sized garden that offers a perfect retreat for outdoor activities or simply enjoying the serene surroundings. The far-reaching views from the home enhance the overall appeal, making it a delightful place to unwind. In addition to its spacious interiors and beautiful garden, this home also provides convenient parking for several vehicles, along with a large garage, catering to all your storage needs. Located in a sought-after area, this property combines comfort, style, and practicality, making it a perfect choice for those looking to settle in a desirable community. This bespoke family home truly represents a unique opportunity to enjoy modern living in a picturesque setting. Do not miss the chance to make this exceptional property your own.

Directions

From our office in Oswestry proceed up Willow Street turning left into Welsh Walls. Follow Welsh Walls around turning left at junction towards the traffic lights. At the lights turn right and follow the road through Morda and on reaching the junction onto the bypass turn right. Follow this road through Llynclys and then into Pant. Carry into the village turning left into Station Road, then follow the road around where the lane to the property will be found on the left hand side identified by our for sale board just before the left turning onto Penygarreg Lane. What three words - convey.flicked(cube

Property Overview

The property is a bespoke design by reputable developers Weco Build. The high specification finish and attention to detail are second to none creating a truly fantastic family home filled with light and space with touches not found on mainstream developments. Located in a highly desirable location with a private position, the property enjoys an open aspect to the rear with far reaching rural views over the surrounding countryside.

Accommodation Comprises

Entrance Hall



The stunning two storey height entrance hall really gives a feel of what this property offers. Having an architecturally designed gable window letting in lots of light running through the home along with a part

glazed door and glazed side panels. The wood flooring really compliments the design and runs through into the kitchen and lounge areas. Doors lead off to the ground floor bedroom/ sitting room and stairs lead off to the first floor accommodation.

Bedroom Four/ Sitting Room 11'1" x 9'8" (3.40m x 2.97m)



The ground floor bedroom is a very versatile space and could be adapted for a number of uses including home gym/ study. playroom as as a potential fourth bedroom ideal for visiting guests.

Open Plan Kitchen/ Dining Room 17'7" x 15'1" (5.38m x 4.60m)



The stunning open plan kitchen/ dining room is the real heart of this beautiful home. Fitted with an extensive range of high quality base and wall units with contrasting work surfaces and upstands over, LVT wood flooring, space for appliances, drawers and larder units, integrated fridge/ freezer, canopy extractor fan, spotlighting, plinth lighting, underfloor heating and a ceramic sink with a mixer tap over. A window looks onto the side whilst bi-fold doors open onto the garden taking in the views beyond. The dining area opens onto the lounge making this space fantastic for entertaining and catering for larger families and gatherings.

Additional Photo



Lounge 17'1" x 16'5" (5.23m x 5.02m)



Additional Photo



The lounge is another superb space having a large floor to ceiling window to the rear letting in lots of light and enhancing the space. The LVT wood flooring continues from the dining room with underfloor heating and spotlighting. French doors lead out onto the patio area.

Additional Photo



Additional Photo



Additional Photo



Additional Photo



Utility 8'9" x 6'7" (2.68m x 2.03m)



The utility has fitted base units and work surface to match the kitchen, single sink with a mixer tap over, space for appliances, storage cupboard off, LVT wood flooring and doors leading to the cloakroom and the garage.

Cloakroom



The cloakroom is fitted with a low level w.c, wash

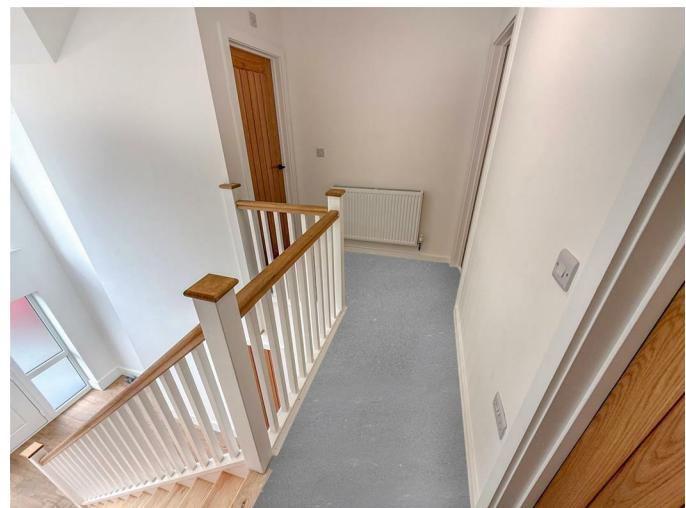
hand basin with a mixer tap over, splashback, LVT wood flooring and a window to the side.

To The First Floor



The open gallery first floor looks over the stunning double height hallway. Having doors leading to the family bathroom and the three bedrooms.

Additional Photo



Bedroom One 15'5" x 12'2" (4.70m x 3.71m)



The first double bedroom has a radiator and a double fitted wardrobe. Bi-fold doors open onto a Juliette balcony that takes in the far reaching stunning rural views. A door also leads through to the en suite.

Additional Photo



En Suite



The well appointed en suite has a double walk in

shower cubicle with mains powered shower, wash hand basin with a mixer tap over, low level w.c, and a window to the side.

Bedroom Two 15'11" x 12'6" (4.87m x 3.83m)



The second large double bedroom has a window to the side and a radiator.

Bedroom Three 12'5" x 9'4" (3.81m x 2.86m)



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

Family Bathroom 8'2" x 5'10" (2.51m x 1.79m)



The good sized family bathroom has a window to the front, free standing style bath with a central mixer tap and shower head, low level w.c., wash hand basin with a mixer tap over, aqua panelling and a heated towel rail.

To The Outside



The property is approached over a gravelled driveway that provides parking for several vehicles. There is access to both sides of the property leading to the rear garden.

Integral Garage

The large integral garage has an up and over door, power and lighting and a personal door leading into the house.

Gardens



The gardens are a fantastic size and have an Indian stone paved patio off the dining room and the lounge creating a great space for al-fresco dining and entertaining. The extensive lawns are bounded by hedging and fencing and enjoy far reaching views over the adjoining countryside.

Additional Photo



Additional Photo



Additional Photo

Additional Photo



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Additional Photo



Views To The Rear



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 C.

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.

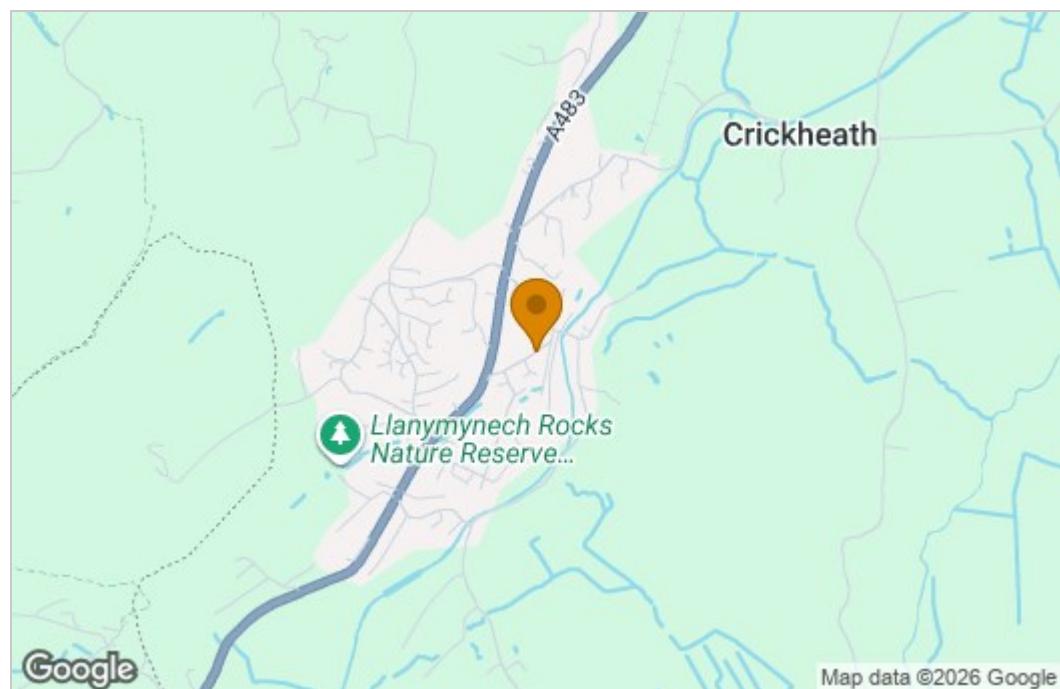
Floor Plan

Floorplans

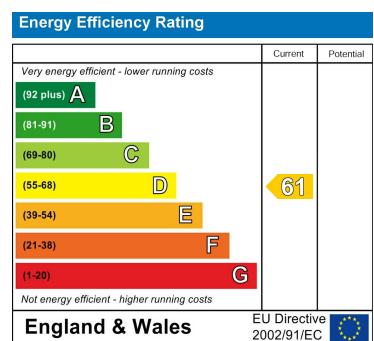
Master Floorplan Image



Area Map



Energy Efficiency Graph



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