

# Town & Country

Estate & Letting Agents



## The Lodge Coach House , Halton, LL14 5AU

**Offers In The Region Of £250,000**

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this beautiful Grade II listed barn conversion set in a private position on the outskirts of Chirk. The property has spacious, well maintained accommodation offering two double bedrooms, family bathroom, lounge and kitchen/ dining room. To the outside there is an enclosed courtyard garden and parking for two vehicles. Nestling in the countryside, the rolling hills surround the property whilst good road links are easily accessible linking it to larger towns and cities.

### Directions

From our Oswestry office proceed out of the town onto the Gobowen Road. At the roundabout take the first exit towards Wrexham and Llangollen. Continue to the next roundabout and take the third exit for Wrexham. Proceed along to the next roundabout and take the first left towards Llangollen. At the bottom of the hill take the first left towards Chirk. After approximately 200 metres turn left. Continue along for approximately 100 metres and turn left onto the driveway with wooden gate posts and white railings both sides. Follow the driveway up to the property.

### Overview

The property was sympathetically renovated in 2016 - 2017 and is Grade II listed (within the curtilage of a listed building) and has the benefit of mains water but private water treatment. The property has oil fired central heating.

### Hallway



Having a tiled floor with under floor heating, spotlighting, exposed beamed ceiling and solid oak staircase leading to the first floor. There is an under stair cupboard and the hallway leads to the lounge and kitchen. A door leads out to the front.

### Lounge 16'11" x 10'5" (5.16m x 3.19m)



The good sized, bright lounge has floor to ceiling doors and side panels to the front, a window to the

side, tiled floor with under floor heating, Stanley Log burning stove, tv point and the original beamed ceiling.

### Additional Photo



### Log Burner



### Kitchen/ Dining Room 16'11" x 10'5" (5.16m x 3.19m )



The well appointed kitchen/ dining room has a good range of base and wall units with granite work surfaces over, stainless steel inset sink and mixer tap, spotlighting, space and plumbing for appliances, chimney style extractor fan above the cooker space, tiled floor with under floor heating,

beamed ceiling and floor to ceiling glazing to the front.

### Additional Photo



### Additional Photo



### Bedroom Two 12'2" x 10'4" (3.72m x 3.17m)

### Landing



The attractive vaulted landing has exposed timbers, oak flooring, radiator and roof light. Doors lead to the bedrooms and bathroom. An ideal place for a home study or office.

### Bedroom One 16'8" x 10'8" (5.09m x 3.27m)



The good sized double bedroom has a window to the front with an oak sill, roof light, vaulted beamed ceiling, oak flooring and feature cast iron fireplace with an oak shelf over.



The second double bedroom has a vaulted ceiling with exposed beams, oak flooring, radiator and a window to the front with an oak sill.

### Family Bathroom



The well appointed bathroom has a white suite comprising panelled bath with tiled splashback and a mixer tap with shower over, low level w.c., wash hand basin with a mixer tap, exposed vaulted ceiling timbers, extractor fan, radiator and tiled floor. There is a built in cupboard with hot water tank.

## Outside



To the front of the property there is a gravelled parking area with a wooden gate leading into the enclosed private courtyard which is paved with raised flower beds ideal for entertaining and dining out. There is also an electric vehicle charging point at the property.

## Additional Photo



## Additional Photo



## Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

## Hours Of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

## 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 Wrexham Country Council and we believe the property to be in Band E.

## 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 Wrexham Country 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.

### **Additional Information**

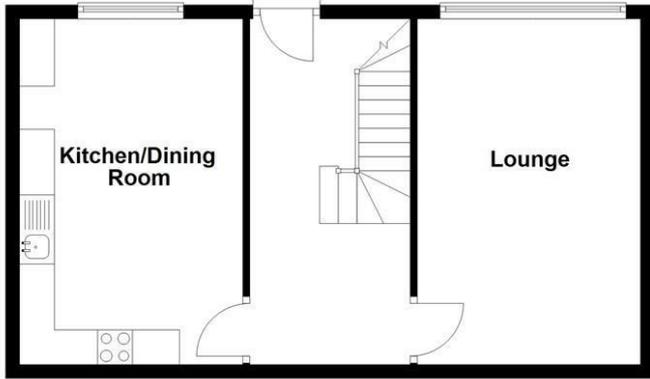
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

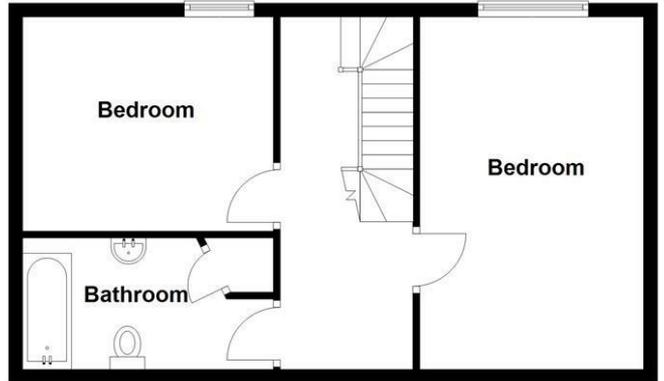
## Ground Floor

Approx. 44.5 sq. metres (479.0 sq. feet)

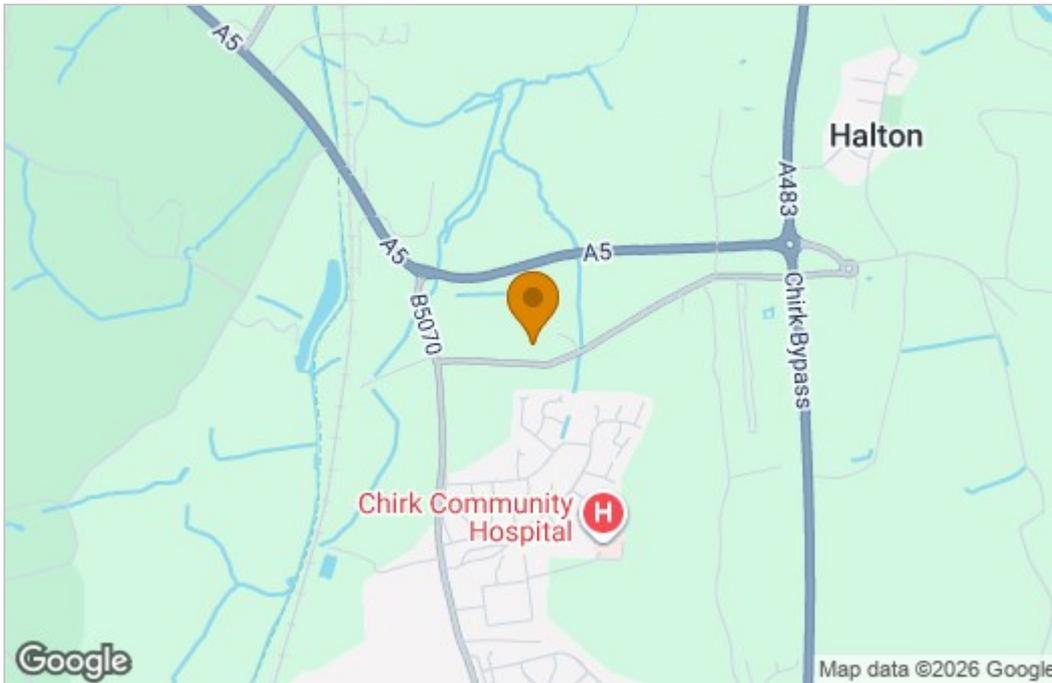


## First Floor

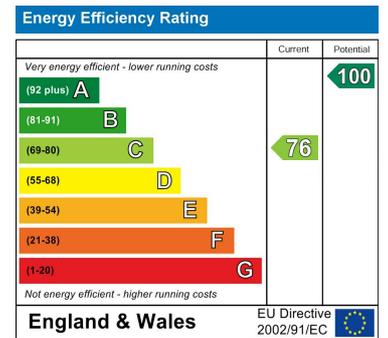
Approx. 45.4 sq. metres (488.3 sq. feet)



# Area Map



# Energy Efficiency Graph



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.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: LETTINGS@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk