

Town & Country

Estate & Letting Agents



Littlecroft, No 1 Pant Glas, Oswestry, SY10 7HS

Asking Price £550,000

Situated in the idyllic hamlet of Pantglas, near Oswestry, this charming detached country cottage offers a delightful retreat for those seeking a tranquil lifestyle. The property is surrounded by stunning countryside, providing a perfect backdrop for life in the country. The cottage boasts an inviting layout, featuring three reception rooms one of which could be utilised as a ground floor bedroom. Additionally, there are two modern bathrooms, designed for comfort and convenience. Attention to detail is paramount at this home with an abundance of character features adding to the warmth and homeliness of this property. One of the standout features of this home are the extensive country gardens with plenty of space for relaxation and ideal for those who love gardening. An oak double garage and carport adds to the property providing generous covered car parking.

Whether you are drawn to the serene surroundings or the character of the property itself, this country cottage in Pantglas is a wonderful opportunity to embrace a peaceful lifestyle in a beautiful setting. Do not miss the chance to make this enchanting home your own.

Directions

From our Oswestry office proceed out of the town up Willow Street. At the Fire station take a right turning onto Oakhurst Road and follow the road out of the town. Proceed along for approximately a mile before turning left signposted Pant Glas. Follow the lane along passing under the archway which leads into the hamlet of Pant Glas. The property will be found on the right hand side identified by our for sale board.

About the Property and Area



Meticulous attention has been paid to ensure that the original features of this character property are protected, with exposed wall timbers and ceiling beams, fireplaces, oak doors and flooring. On visiting, you really get a sense of the history and age of this home yet it has all modern amenities required for everyday life! Situated in the very desirable hamlet of Pant Glas it borders the Brogyntyn estate and is just a 5 minute drive from the market town of Oswestry. There are good primary and secondary schools nearby for those looking for the essentials for family life and for those needing to travel, the railway station in Gobowen is also just a 5 minute drive away with good links to local road networks.

Accommodation Comprises

Lounge 15'10" x 11'10" (4.85 x 3.61m)

With an oak door to the front you enter this warm inviting characterful lounge with a large inglenook fireplace with exposed brick and central log burner. Exposed wall timbers and a beamed ceiling further add to the character of this home. Oak flooring, wall lighting, and a door leading through to the dining room.

Additional Photograph



Additional Photograph



A Beautiful Fireplace



Kitchen 10'5" x 11'3" (3.18 x 3.45m)



With a window to the rear overlooking the adjacent fields and a window and door to the side the kitchen is very much in keeping with the cottage character of this property with exposed wall timbers and exposed brick. It has base units with granite worktops over, ESSE woodfired range cooker with integral electric companion stove for ease of use all year round, Belfast sink with mixer tap over, space for undercounter fridge, quarry tiled flooring. A door leads to the lounge and to the inner hallway.

Additional Photograph

Additional Photograph



Additional Photograph



Belfast Sink



Dining Room 12'10" x 16'0" (3.93 x 4.88m)



Every room fits the character of this cottage, the exposed wall timbers, beamed ceiling and exposed brick continues with a large room which could be used for many purposes, it has a quarry tiled floor, window to the front and to the side, cast iron fireplace and a radiator. A door leads to the inner hallway.

Additional Photograph



Inner Hallway

With a quarry tiled floor and doors leading to the study/bedroom four, shower room and kitchen.

Study/Bedroom Four 9'5" x 11'5" (2.89 x 3.49m)



This room is currently used as a study but could also be used as a ground floor bedroom with the shower room sitting adjacent. It has a window to the side with bespoke wooden shutters, coved ceiling, exposed brick and wall timbers and oak flooring.

Additional Photograph



Ground Floor Shower Room 6'6" x 4'7" (1.99 x 1.42m)



The shower room has a window to the rear, wash hand basin on a vanity unit, W/C, shower cubicle with mains powered shower, extractor fan, radiator, heated towel rail, part panelled walls and tiled flooring.

Additional Photograph



Landing



Doors lead to the bedrooms and bathroom. There is a door to a useful storage cupboard with rails for hanging clothing.

Additional Photograph



Bedroom One 11'10" x 9'7" (3.62 x 2.93m)



A double room with a window to the front overlooking the garden, exposed ceiling beam and wall timbers, pretty cast iron fireplace, a radiator and a door to a built in storage cupboard with a rail for hanging clothing.

Additional Photograph



Bedroom Two 12'8" x 8'5" (3.88 x 2.59m)



A double room with a window to the front overlooking the garden, exposed ceiling beam, cast iron fireplace and a radiator.

Additional Photograph



A Pretty Original Fireplace



Bedroom Three 9'4" x 6'11" (2.85 x 2.12m)



A smaller single room with a window to the side with bespoke wooden shutters looking out over the orchard and a radiator.

Additional Photograph



Laundry Room 7'3" x 8'7" (2.23 x 2.63m)



Bathroom 6'0" x 9'4" (1.83 x 2.87m)



With a Velux roof window, bath, W/C, wash hand basin, built in shelving unit, heated towel rail, vinyl flooring, part panelled walls and a door to a useful laundry cupboard with shelving.

Additional Photograph



Boiler Room

The external stone built boiler room houses the Worcester oil fired boiler.

This is a very useful room with a door and window to the front, with plumbing for a washing machine, space for a tumble drier and extra appliances such as an 'overflow' fridge, it is a warm room being next to the boiler room and having a large modern vertical radiator to provide heat.

Open Fronted Garage & Carport 19'0" x 17'1" (garage) (5.81 x 5.22m (garage))



The oak open fronted double garage has an adjacent single carport providing plenty of under-cover parking. The combination of oak with a slate roof means this is very much in keeping with the character and charm of the property. The garage has a mezzanine floor providing a useful space for storage and has the benefit of power and lighting with multiple plug sockets.

The Gardens



The gardens remind me of a song from my childhood, 'English Country garden'! The extensive gardens surround the property ensuring privacy and space. Entered through double gates from the lane, the gravelled driveway leads to the garage and carport offering plenty of parking and turning space for multiple vehicles. The garden adjacent to the driveway is mainly laid to lawn, there is an old timber stable block providing storage space and behind this is a useful log store. There is a large shed which is ideal for the storage of garden tools and equipment. A gate leads to the side door of the property where there is a lovely patio/seating area and a further log store which is perfect area for your morning coffee as it attracts the early sun. There is a useful covered area for the storage of your recycling boxes. A gated path leads around to the front of the property where the traditional country garden continues with borders and areas planted with native shrubs, plants and mature trees. The garden opens up further at the far side of the property with a large lawned garden and an orchard with mature fruit trees. There is a timber framed greenhouse and a further patio area, ideal for the later afternoon/evening sun! A pathway leads around to the rear of the property ensuring the property can be accessed all around. The boundaries are defined by a combination of hedging and stone walls. There are fields used for grazing/horses to the side, rear and front of the property ensuring privacy and a lovely rural outlook.

Additional Photograph



Additional Photograph



Additional Photograph



Additional Photograph

The Orchard



The Greenhouse



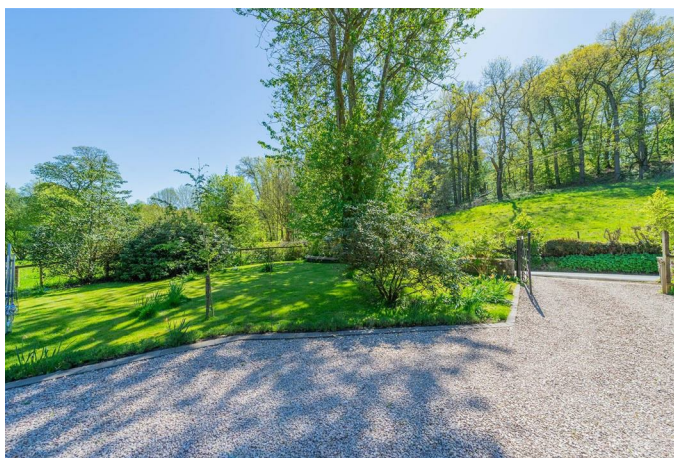
Driveway & Parking



The Side of the Property



Additional Photograph



The Front of the Property



Additional Photograph



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.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

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.

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.

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.

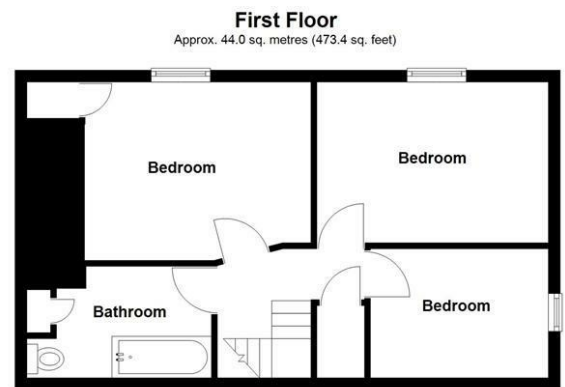
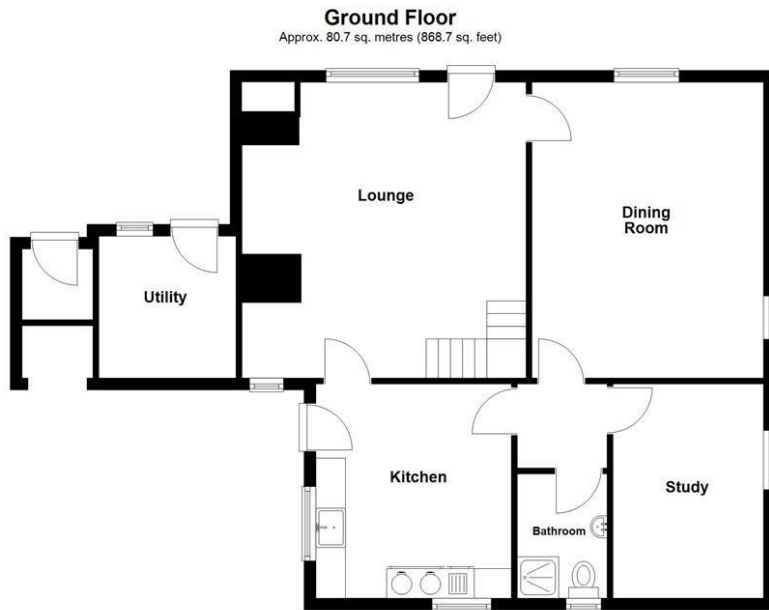
Additional Information

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.

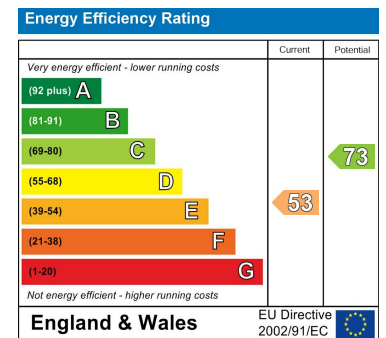
Floor Plan



Area Map



Energy Efficiency Graph



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