Town & Country

Estate & Letting Agents









Pentre Cottage Woodhill, Trefonen, SY10 9AS

Offers In The Region Of £535,000

Nestled in the picturesque area of Woodhill, Oswestry, this stunning detached country family home offers a perfect blend of comfort and elegance. The property boasts four well-appointed bedrooms, making it an ideal choice for families seeking space and tranquillity. Upon entering, you will be greeted by two inviting reception rooms and beautiful kitchen that provide ample space for relaxation and entertaining. The ground floor accommodation is both spacious and thoughtfully designed, ensuring a warm and welcoming atmosphere throughout. The home has been beautifully maintained and updated, reflecting a modern aesthetic while retaining its charming character. The property features three well-equipped bathrooms, catering to the needs of a busy family. Outside, the extensive grounds and gardens offer a serene escape, with far-reaching views in all directions that enhance the sense of peace and privacy. For those with multiple vehicles, the property provides generous parking for up to 12 vehicles, along with a double garage for added convenience. Built in 1970, this home combines classic design with contemporary updates, making it a truly desirable residence. Whether you are looking to enjoy the beauty of the surrounding countryside or entertain guests in your spacious home, this property is sure to impress. Don't miss the opportunity to make this exceptional house your new family home.

Directions

From our Oswestry office proceed out of the town heading towards Morda. On reaching Morda, turn right onto Trefonen Road. Follow the road up and turn left signposted Woodhill. Follow the lane along passing the nursing home on the right. Take the next turning on the right by Woodhill Estate and follow this lane passing over the cattle grid. Proceed through to the barns and Pentre House. Follow the lane through the gated barn entrance where the property will be found at the far end.

Accommodation Comprises;

The property has undergone an extensive renovation by the current owners to create a truly beautiful family home in a stunning location. The attention to detail is superb with good quality fixtures and fittings used throughout. The property sits in an immaculate plot with wrap around gardens, extensive parking and double garage all enjoying fabulous rural views in all directions over rolling countryside.

Lobby/ Study



The property is accessed through a part glazed door to the rear of the property with side panels and has two windows and spotlights to the ceiling. There is a coved ceiling, wood effect flooring and a part glazed door that leads into the hallway.

Hallway



The large hallway has a radiator, wall heater and coved ceilings. Spotlights to the ceiling and an understairs cupboard for extra storage. Doors lead to the ground floor rooms and the stairs lead to the first floor accommodation.

Cloakroom



Comprising a WC, wash hand basin on a vanity unit with mixer taps over and a window to the rear. Having wood style flooring and spotlights to the ceiling.

Lounge 15'0" x 24'0" (4.58m x 7.34m)



The superb sized lounge has a window to three aspects letting in lots of light, three radiators and a

coved ceiling. Benefitting from a focal feature brick fireplace with an oak beam over and an inset log burner effect stove with wall heater.

Additional Image



Fireplace



Dining Room/Bedroom Four 14'6" x 14'6" (4.43m x 4.42m)



A very versatile good sized second reception room or potential fourth bedroom. This room has a a window to the front of the property, radiator, coved ceiling and a built in cupboard for storage.

Kitchen/Dining Room 23'11" x 11'1" (7.29m x 3.38m)



The large kitchen/ dining room is the real heart of this lovely home and comprises a range of modern wall and base units with worktop over and tiled splashbacks, single bowl sink and drainer with mixer tap over, integrated dishwasher and an electric hob with a glass splash back and modern extractor fan, eye level double oven, coved ceiling and wood flooring, spotlights to the ceiling and under unit lighting. There is space for an American fridge freezer. There are windows to the side and rear with French doors leading out to the garden. A door leads through to the rear lobby.

Additional Image



Additional Image



Additional Image



Additional Image



Additional Image



Additional Image



Rear Lobby

The rear lobby has a part glazed door to the front and a window to the rear with wooden flooring throughout. Doors lead to the utility and the ground floor shower room.

Utility Room 7'1" x 8'11" (2.18m x 2.72m)



The utility room has further base units with work surfaces over, plumbing for appliances, sink and drainer unit with mixer tap over and a vertical column radiator. Spotlights to the ceiling and wood flooring throughout. There is also an airing cupboard off housing the Worcester boiler.

Shower Room



The shower room is fitted with a double shower with Triton electric shower and aqua panelling. Wooden flooring and a vertical column radiator.

First Floor Landing



With doors into the bedrooms and the bathroom, large walk in eaves cupboard and spotlights to the ceiling. Having a window to the rear with lovely views over the rear countryside to the rear.

Bedroom One 10'11" x 12'8" (3.34m x 3.88m)



A good sized double bedroom having a radiator and windows to the side and rear with views over open countryside. A door leads through to the ensuite.

Additional Image



Ensuite



The ensuite has a corner shower cubicle with a Triton electric shower, wash hand basin and a WC on a modern vanity unit with a mixer tap over, part tiled walls and fully tiled floor throughout, spotlights to the ceiling and extractor fan.

Bedroom Two 10'11" x 15'0" (3.34m x 4.58m)



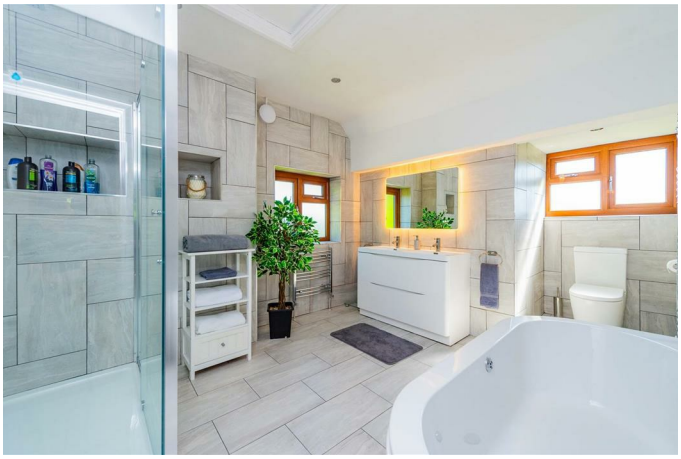
The second double bedroom has a radiator and windows to the front and side with fantastic views over the countryside.

Bedroom Three 14'5" x 12'0" (4.41m x 3.67m)



The third double bedroom has a window to the front with views over the garden, radiator, built in wardrobe and coved ceiling.

Bathroom 9'11" x 11'6" (3.03m x 3.53m)



The modern luxurious bathroom has fully tiled walls and floor, oval bath with central mixer taps, double sinks with mixer taps over on a modern vanity unit, WC and a double shower with two shower heads fed off the mains. There are windows to the front and side, spotlights to the ceiling and extractor fan. There is access to the roof space by hatch.

Additional Image



Additional Image



To The Outside



The property is accessed over a long gated driveway that leads down to the property with lots of parking at the rear of the property and access to the double garage. To the front of the property there is an extensive lawned area with a patio ideal for entertaining. To the rear of the property there is a private seating area along with an additional pergola & seating area with well stocked planted rockery. There is a shed to the side of the property offering good storage along with an amenity area at the rear of the garage ideal for storage and further development. The gardens and property take in the stunning views over the surrounding rolling countryside in all directions.

Additional Image



Additional Image



Additional Image



Additional Image



Double Garage 18 x 20 (5.49m x 6.10m)



The double garage has twin up and over doors.

Aerial View



Services

The agents have not tested the appliances listed in the particulars.

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.

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.

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.

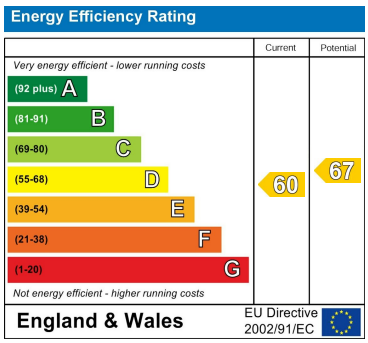
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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