Town & Country

Estate & Letting Agents









2 The Gardens Penylan Lane, Oswestry, SY10 9AA

Asking Price £599,995

Nestled in the charming area of Penylan, Oswestry, this beautiful country cottage offers a perfect blend of rural tranquillity and modern living. Set within an impressive 4.5 acres of land, the property boasts an immaculate presentation that is sure to captivate any prospective buyer. The cottage features four spacious bedrooms, providing ample accommodation for families or guests. The extensive reception space includes three well-appointed reception rooms, ideal for entertaining or simply enjoying the serene surroundings. Each room is designed to maximize comfort and light, creating a warm and inviting atmosphere throughout the home. In addition to the main residence, the property includes several outbuildings, offering potential for various uses, whether for storage, hobbies, or keeping livestock. The expansive grounds provide plenty of opportunities for outdoor activities, gardening, or simply enjoying the beauty of nature. Parking is a breeze with space for up to ten vehicles, making it convenient for family gatherings or entertaining friends. The stunning location is just a short distance from Oswestry town, where you can find a range of amenities, shops, and services. This property is a rare find, combining the charm of a country cottage with the practicality of modern living. It is perfect for those seeking a peaceful retreat while still being close to the conveniences of town life. Do not miss the opportunity to make this exquisite property your new home.

Directions



From our Willow Street office proceed up Church street to the traffic lights. Proceed straight over onto Upper Church Street. Turn right onto Penylan Lane and follow the lane out of the town for approximately 1 mile where the property will be found on the right hand side set up the private driveway.

Boot Room



The boot room has flagged flooring, glazed doors to the front and the back and a glazed door leading into the kitchen.

Kitchen/ Dining Room 23'11" m x 12'6" (7.31 m x 3.83m)



The kitchen/ dining room is the real heart of the home having windows to the front, side and the rear letting in lots of light. The kitchen area is fitted with a good range of base and wall units in oak with contrasting work surfaces over, tiled flooring, double eye level oven, gas hob, chimney extractor fan, part tiled walls, ceramic sink with a mixer tap over, integrated dishwasher and space for an American fridge. The dining/ sitting area has a focal log burning stove. A door leads through to the lobby.

Additional Photo



Additional Photo



Lobby

The lobby has quarry tiled floor, an understairs cupboard and doors leading to the cloakroom, music room, ground floor bedroom, sitting room and the utility room.

Cloakroom/ Utility Room



The cloak room has a window to the rear, a radiator, a wash hand basin and w/c. There is shelving, space for a washing machine, part tiled walls and a coved ceiling.

Ground floor Bedroom 10'9" x 9'0" (3.28m x 2.76m)



The ground floor bedroom is a very versatile space for a number of uses. It does create fantastic annexe style accommodation and has a window to the side, Quarry tiled floor and doors leading to the en-suite and conservatory.

En-suite 8'9" x 587'3" (2.67m x 179m)



The en-suite has a window to the rear, fully tiled walls and floor, a wash hand basin with a mixer tap over, shower cubicle with an electric shower and a low level w/c. Electric heated towel rail.

Conservatory 10'3" x 8'7" (3.13m x 2.62m)



The conservatory has windows to the front and the side and French doors leading out to the rear patio with great views.

Music Room 14'6" x10'0" (4.44m x3.05m)



The music room is another versatile room having a window, radiator, quarry tiled flooring, coved ceiling and wall lights.

Sitting Room 14'6" x 12'1" (4.42m x 3.70m)



The sitting room is a cozy, yet good sized space

having a quarry tiled floor, fitted alcove cupboards, wall lights, inset multifuel burner on a hearth and stairs leading to the first floor accommodation. Double doors lead through to the family room.

Additional Photo



Family Room 25'6" x11'6" (7.78m x3.53m)



The family room runs along the front of the property and a fantastic space to entertain and relax. Having three windows to the front and French doors out to the side letting in lots of light, parquet flooring, radiator, walk in bar area, wall lights and a loft hatch.

Additional Photo



Additional Photo



To The First Floor

The first floor landing area has a window to the rear, spotlighting and doors leading to the bedrooms and the bathroom.

Bedroom One 14'6" x 13'7" (4.43m x 4.16m)



The good sized first double bedroom has a window to the front, wall lights, radiator, built in wardrobes, alcove shelving and an airing cupboard off housing the hot water tank.

Bedroom Two 14'6" x 10'0" (4.43m x 3.06m)



The second double bedroom has a window to the front, radiator and wall lights.

Bedroom Three 12'11" x 9'0" (3.95m x 2.76m)



The third double bedroom has a window to the rear with views, radiator, spotlighting and a coved ceiling.

Family Bathroom 10'1" x 9'0" (3.09m x 2.75m)



The well appointed bathroom has a window to the rear, corner shower cubicle with mains powered shower, low level w.c., wash hand basin, bath with jacuzzi function, shaver point, radiator, part panelled walls, part tiled walls, spotlighting, wall heater and vinyl flooring.

To The Outside



The property is accessed from Penylan Lane over a long gated gravelled driveway leading up to the house. There is also a productive green house and a small garden shed at the top of the drive.

Driveway



Front Gardens

There are lawns and well stocked flower beds running along side the driveway leading to the outbuildings.

Outbuildings



The outbuildings to the front consist of a workshop measuring 5.65m x 3.20m with power and lighting. There is also an adjoining pig sty and run and topside there is a stable block with two sections both measuring 4.96m x 2.23m with two gates to the front and a door to the front with power and lighting.

Additional Photo



From The Driveway



Vegetable Gardens



Steps lead up to further gardens with mature trees, fruit trees and an enclosed productive vegetable garden with raised beds. The pathway leads to the front of the house where there is a lovely private patio area and a pergola with seating area.

Patio



Additional Photo



Additional Photo



To The Rear



To the rear of the property there is a superb patio area that runs across the rear of the house making a great area to entertain and relax. A gate leads through to the paddocks and the barn.

Barn 22'9" x 28'11" (6.94m x 8.83m)



The barn provides good dry storage and is suitable for livestock. There is a further adjoining area measuring 4.12m x 3.66m with doors onto the paddocks.

Additional Photo



Static Caravan



The static caravan provides extra accommodation and is plumbed with cold water and connected to the septic tank.

Additional Photo



Paddocks



The paddocks extend in total to approximately 4 acres in total and are gated onto the three lanes. There is a water supply and two pig pens on the land.

Additional Photo



Additional Photo



Additional Photo



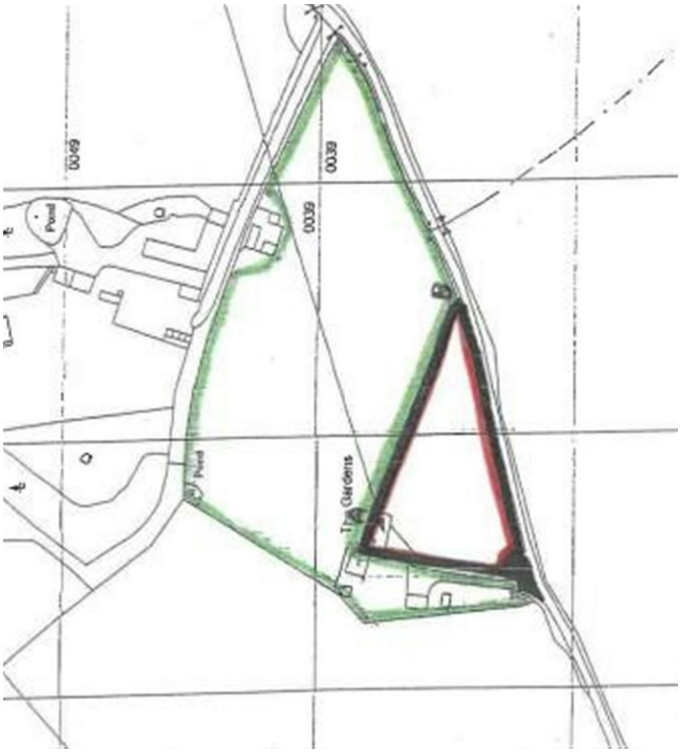
Additional Photo



Location



Outline



Owners Comments

We are informed by the current owners that the property is on a septic tank and has spring fed private well water. The heating is solid fuel with an immersion. The original cottage dates back to 1908 and was extended in 1960, 1980 and in 2012/2013.

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 B.

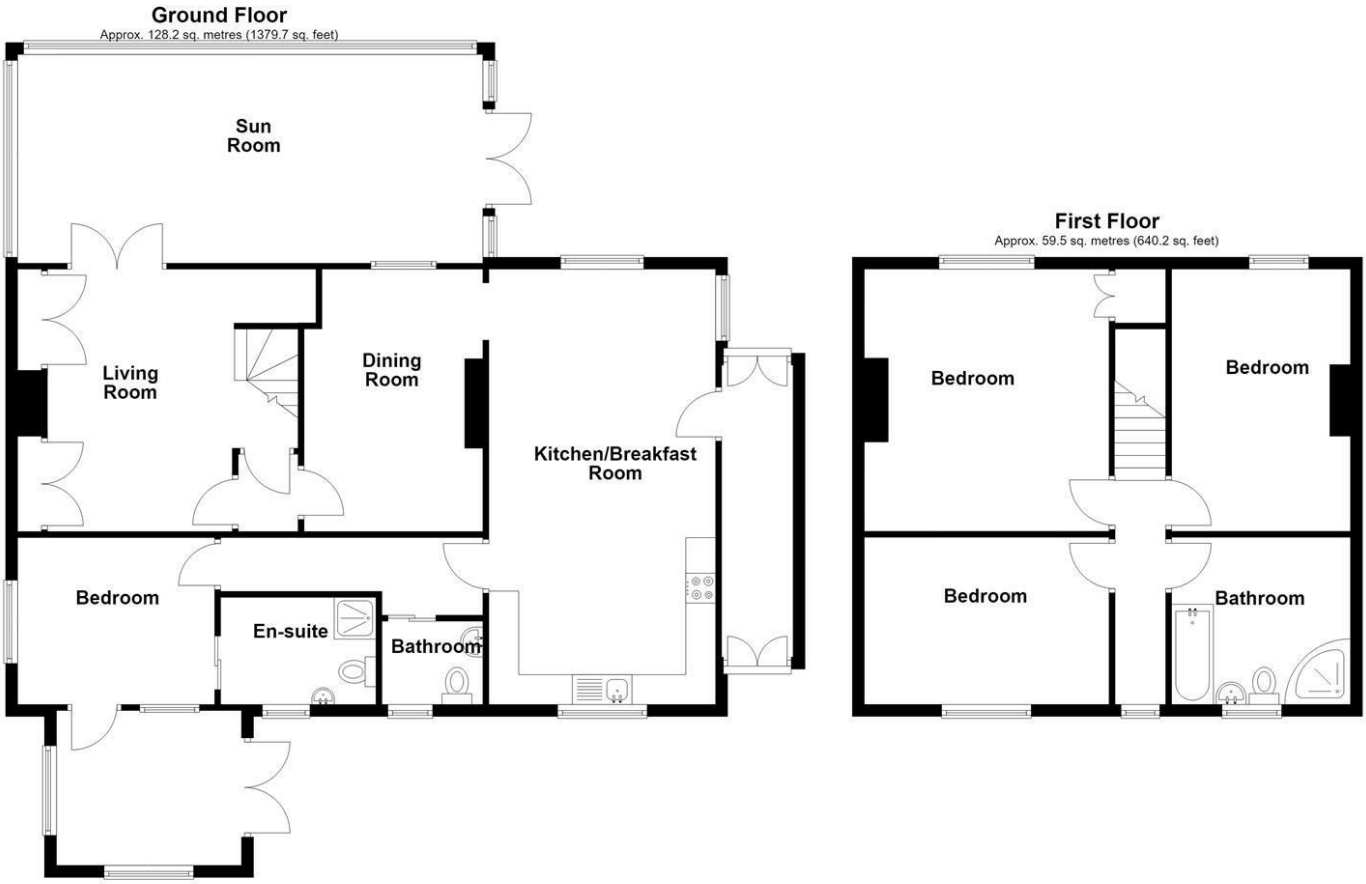
Services
The agents have not tested the appliances listed in the particulars.

Money Laundering Regulatory Checks
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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 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.

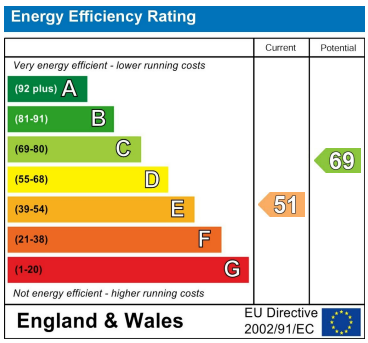
Floor Plan



Area Map



Energy Efficiency Graph



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