Town & Country

Estate & Letting Agents









Bwlch Cottage , Trefonen, SY10 9EB

Offers In The Region Of £699,950

Nestled in the picturesque village of Trefonen, this exceptional detached house presents a unique opportunity for those seeking a spacious family home with equestrian facilities. Boasting five generously sized bedrooms, this property offers flexible accommodation that can easily adapt to your family's needs. The heart of the home features three inviting reception rooms, perfect for both entertaining guests and enjoying quiet family time. With two well-appointed bathrooms, convenience is at your fingertips, ensuring comfort for all residents. Set within a stunning rural landscape, the property spans an impressive 4.3 acres, complete with a purpose-built arena and paddocks, making it an ideal choice for equestrian enthusiasts. The various outbuildings and stabling further enhance the appeal, providing ample space for horses and equipment. In addition to its equestrian charm, this home offers parking for many vehicles, a rare find that adds to the convenience of this property. The beautiful surroundings provide excellent hacking opportunities, allowing you to explore the countryside right from your doorstep, while still being within easy reach of local amenities. This sought-after location combines the tranquillity of rural living with the practicality of nearby services, making it a perfect retreat for families and horse lovers alike. Do not miss the chance to make this remarkable property your own.

Directions

From our Willow Street office proceed out of town before turning left onto Welsh Walls. Follow the road round and turn right at the junction onto Upper Brook Street. Continue along and straight ahead at the mini roundabout onto Trefonen Road. Proceed along this road and into the village of Trefonen. Pass through the village of Trefonen and before the village of Treflach turn right onto New Well Lane. Follow this lane along for around 1/2 a mile and take the first turning left. Follow the lane along for around 500 metres and take the first left. Follow the lane along where the property will be found on the right hand side.

Overview



The property is the perfect set up for equestrian use having flat, well drained paddocks with road access, great hacking and riding out facilities, a great location with a rural backdrop yet within easy reach of daily amenities. Added to this is the stabling, arena and various outbuildings catering for horse enthusiasts and those looking for a fantastic small holding set up. The house offers superb, spacious living accommodation with five bedrooms , lots of character and flexible living. A true gem of a property not to be missed!!

Accommodation Comprises

Boot Room 13'2" x 8'6" (4.02m x 2.61m)



The property is entered via a front door leading into the welcoming boot room, featuring an attractive quarry-tiled floor, saddle hangers, exposed stonework, and a useful storage cupboard, creating a characterful first impression of the home. Doors lead to the kitchen, shower room and the utility.

Shower Room 7'3" x 7'5" (2.21m x 2.27m)



With a window to the side elevation, this shower room comprises a WC, wash hand basin, and a double shower cubicle fitted with an electric shower. Additional features include a quarry-tiled floor and a useful built-in storage cupboard.

Utility Room 13'3" x 7'8" (4.05m x 2.36m)



Fitted with a range of oak-framed base and wall units complemented by granite worktops, this practical utility room features a Belfast sink with mixer tap, quarry-tiled flooring, and partially tiled walls. There is plumbing for a washing machine, space for additional appliances, and housing for the heating controls, providing a functional and well-organised workspace.

Kitchen/Breakfast Room 14'0" x 17'8" (4.29m x 5.41m)



The kitchen/ breakfast room is the real heart of this lovely home and a great space to gather. Fitted with an extensive range of handcrafted oak base and wall units complemented by solid oak worktops over, a double sink with mixer tap, integrated dishwasher, and space for a freestanding fridge. Further features include partially tiled walls, a range-style cooker, and attractive quarry-tiled flooring. Rich in character, the room also boasts exposed brickwork and timber structural beams, together with an impressive recessed range fireplace with a beam over, creating a striking focal point. A door leads through to the dining room/ snug.

Additional Photo



Additional Photo



Dining Room/ Snug 14'3" x 9'4" (4.35m x 2.87m)



A very versatile, yet cozy space having a window to the side elevation, this charming room features attractive wood flooring and a characterful brick inglenook fireplace incorporating a log-burning stove set upon a slate hearth, creating a warm and inviting focal point. Doors lead from the dining room into the lounge and the hallway.

Additional Photo



Lounge 12'2" x 25'8" (3.73m x 7.83m)



With a window to the side elevation and French doors opening to the rear garden, this delightful, spacious reception room is full of character and charm. A substantial inglenook fireplace with an inset log-burning stove and impressive oak beam over forms an attractive focal point, while the original bread oven adds further period appeal. Additional features include wall lights and a useful built-in cupboard.

Additional Photo



Fireplace



Rear Hall



With two windows to the rear elevation and a part-glazed door providing access to the rear garden, this area is filled with natural light. Features include exposed stonework, a useful under stairs storage cupboard, a cloaks cupboard, and a staircase rising to the first floor.

First Floor Landing



With a window to the side elevation enjoying attractive countryside views, this area offers an ideal space for use as a home office, study or hobby room. Doors lead to the bedrooms and the bathroom.

Bedroom Two 9'10" x 9'6" (3.00m x 2.91m)



With a window to the rear elevation enjoying delightful views over the surrounding countryside, this room offers a bright and peaceful setting.

Bedroom One 15'5" x 9'8" (4.70m x 2.95m)



A good sized double bedroom having windows to the front and side elevations and a door providing access to the en-suite.

Ensuite



Comprising a bath with mixer taps, WC, and wash hand basin, together with a corner shower cubicle fitted with a mains shower. The room benefits from vinyl flooring and a window to the side elevation providing natural light and ventilation.

Bedroom Three 13'11" x 11'8" (4.25m x 3.57m)



Another great sized double bedroom having a window to the rear elevation enjoying pleasant views over the surrounding area.

Bedroom Four 9'10" x 14'6" (3.00m x 4.44m)



With a window to the side elevation, this room features attractive wooden flooring and part-panelled walls, adding warmth and character.

Bedroom Five 13'9"x 10'6" (4.21mx 3.22m)



With windows to both the front and rear elevations, this characterful room is filled with natural light and features include exposed timbers, attractive wooden flooring, and part-panelled walls, all adding warmth and period charm.

Bathroom 6'10" x 9'3" (2.09m x 2.82m)



With a window to the side elevation, the bathroom comprises a wash hand basin, WC, and a bath with central taps and marble style splash back. There is also a separate shower cubicle with electric shower and aqua panelling. The room benefits from part-panelled walls, ceiling spotlights and wooden flooring.

Additional Photo



To The Outside

A Gated driveway gives access to the property and provides parking for several vehicles leading up to the property and the outbuildings. The gardens wrap around the property and are mainly laid to lawn and well stocked with shrubs, mature trees and bushes. The outdoor space includes patio areas to the rear creating a lovely place to sit out and relax. There is also a productive vegetable garden and polytunnel, offering a range of practical and recreational uses. To the far side of the gardens there is also a log store, an additional shed, two small brick-built workshops, and a brick-built store with no roof. A second enclosed area has a range of fruit trees creating a real feel of self sufficiency.

Driveway



To the Front



At the Rear



Patio



Workshops



Stabling and Equestrian Facilities 12'1" x 12'3" each (3.7m x 3.75m each)



The property also has the benefit of a purpose block built stable block split into three stables, each measuring 3.70m x 3.75m with stable doors to the front onto a hard standing turnout area. There is also an adjoining tack room to the side.

Further Stable 12'5" x 13'5" (3.8m x 4.09m)

A covered area also leads to a fourth stable with stable door onto the turnout area.

Additional Outbuildings

There are also additional outbuildings located behind the stables with driveway access. These consist of a tractor shed and store with double timber doors.

Arena 131'2" x 65'7" (40m x 20m)



The grounds also include a purpose built arena with a walk-around track suitable for horses, providing excellent facilities for equestrian use. In addition, there is a three-bay open-fronted barn, offering useful covered storage or shelter.

Walk Out Track



Paddocks



The property has paddocks and grounds extending to 4.3 acres in total with well fenced boundaries and

gated access to the lane for horse boxes and trailers.

Additional Photo



Views



Set in a truly stunning location, the property benefits from far reaching views in all directions.

The Lanes



The property is ideally located to offer great hacking facilities with long, quiet country lanes in all directions. The equine ammenities include close proximity to popular training and competition venues (20 minutes drive).

Additional Photo



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.

To Book a Viewing

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

Hours Of Business

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

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

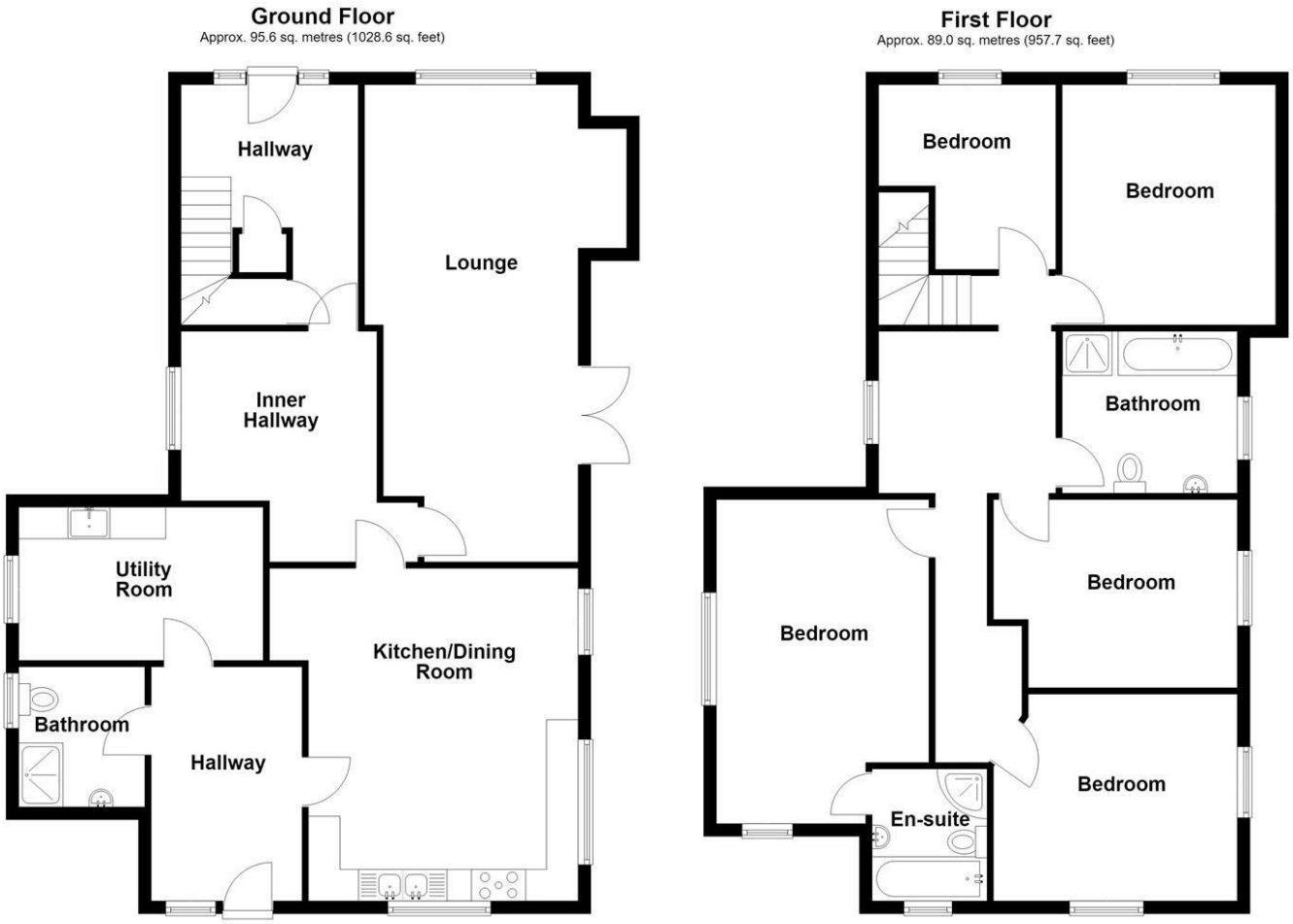
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Money Laundering Regulations

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.

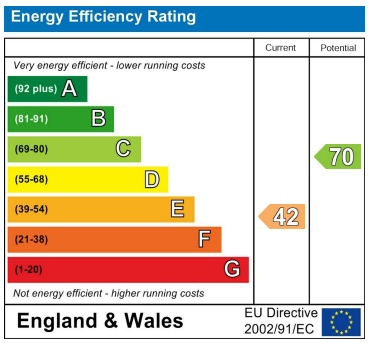
Floor Plan



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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