

# Town & Country

Estate & Letting Agents



## Rock House , Sweeney, SY10 9EX

**Offers In The Region Of £775,000**

Situated in the sought-after hamlet of Sweeney, on the outskirts of Oswestry, this charming detached country residence offers a wonderful blend of character, space and equestrian appeal, set within approximately two and half acres of gardens and paddocks. The property is full of character, featuring exposed beams, quarry tiled flooring, deep window sills, and log-burning stoves. The versatile accommodation includes four bedrooms, two bathrooms, and a range of reception rooms centred around a handcrafted oak kitchen/breakfast room. Outside, a sweeping driveway leads to beautifully maintained wrap-around gardens with patios, lawns, well-stocked borders, a large ornamental pond, rockery, mature shrubs, and a greenhouse. The property also benefits from excellent equestrian and lifestyle facilities, including a substantial barn, stable block, additional timber stable, extensive hardstanding, dog pen, and three paddocks extending to approximately 2.5 acres in total. These facilities make the property ideal for those with equestrian, smallholding, or countryside interests.

Occupying a delightful semi-rural location, yet remaining convenient for Oswestry and its amenities, this is a rare opportunity to acquire a characterful home with land and extensive outbuildings in a truly beautiful location.

## Directions

From our Oswestry office proceed along the Morda road. Pass through Morda and then turn right signposted Sweeney Mountain. Follow this lane around for approximately ½ a mile following the road around to the left over the bridge. After a short while the driveway to the property will be seen on the right hand side.

## Overview



Rock House is a true rarity to be found in such an idyllic location within easy reach of all amenities. The surrounding countryside is a true delight with great possibilities for riding and hacking with quiet country lanes and peaceful setting. The property and grounds have been lovingly cared for by the present owners to create a beautiful family home full of character and charm. The outbuildings and stables cater for a number of uses and lend themselves to equestrian use while the delightful wrap around gardens are a gardeners delight. Sweeney is just a short drive to Oswestry with great road links and facilities close at hand yet enjoying the real countryside feel with open rural views in all directions.

## Porch

The entrance porch benefits from quarry tile flooring, windows to both sides and a door leading into the property.

## Dining Room 12'0" x 18'9" (3.67m x 5.74m)



The good sized dining room is a wonderful area to

entertain and has a window to the front elevation with a deep sill, allowing plenty of natural light into the room. Features include limestone tiled flooring, wall lights, a radiator, and a useful understairs storage cupboard. A staircase rises to the first floor, while a characterful wooden fireplace with an inset log-burning stove and slate hearth creates an attractive focal point. A part-glazed door provides access to the porch and doors lead through to the lounge, kitchen and the snug.

## Additional Image



## Lounge 13'9" x 17'9" (4.20m x 5.43m)



A charming reception room full of character featuring oak flooring, wall lighting, and a large focal stone inglenook fireplace with an oak beam over, flagged hearth, and log-burning stove. Natural light floods the room through a side window and French doors with adjoining side panels, which open directly onto the patio at the front.

### Additional Image



### Additional Image



### Kitchen/Breakfast Room 17'5" x 15'5" (5.32m x 4.72m)



### Additional Image



The impressive kitchen/breakfast room is the heart of the home and enjoys windows to both the rear and side elevations, offering delightful views over the garden and an abundance of natural light. Fitted with a range of handcrafted oak-framed wall and base units, the kitchen is complemented by granite work surfaces, a central island unit with breakfast bar, and tiled flooring throughout.

Further features include a one-and-a-half bowl Franke sink with mixer tap, part-tiled walls, under-unit lighting, recessed spotlights, and a radiator. Cooking facilities comprise a Britannia range cooker with a six-ring gas hob and chimney-style extractor hood above. There is also space for an American-style fridge/freezer and an integrated Siemens dishwasher. A part-glazed door provides convenient access to the side of the property onto the rear patio.

### Snug 14'6" x 12'7" (4.42m x 3.85m)



The cosy snug enjoys a window to the front elevation with a deep oak sill, together with patio doors opening onto the rear garden and patio. The room features attractive oak flooring, a radiator, and a charming inset log-burning stove set upon a slate hearth, complemented by an oak beam above, creating a warm and inviting focal point. The snug leads through to the study/ playroom area.

### Additional Image



### Study/Play Room 14'11" x 11'4" (4.57m x 3.47m )



The versatile study/playroom enjoys windows to both the front and side elevations, providing an abundance of natural light. Character features include quarry tiled flooring, part-panelled walls, exposed ceiling beams, and wall lighting. The space also benefits from a part-glazed roof, further enhancing the sense of light and openness. Doors lead through to the utility room and to the outside, making this an ideal space for a home office, playroom, or additional reception room.

### Utility Room 10'0" x 8'6" (3.05m x 2.61m)

The utility room is fitted with tiled flooring and benefits from a radiator, a range of base units, plumbing for a washing machine, and a traditional Belfast sink with mixer tap, providing a practical and functional laundry space.

### Shower Room



The shower room is fitted with a low-level WC, wash hand basin, and shower cubicle with electric shower. A window to the rear elevation provides natural light, while fully tiled walls and vinyl flooring offer a practical and easy-to-maintain finish.

### Double Garage 19'7" x 16'9" (5.98m x 5.12m)

The double garage benefits from a window to the rear elevation and double doors to the front, providing excellent access. The garage is also equipped with power and lighting, making it suitable for parking, storage, or workshop use.

### Landing

The spacious landing benefits from a radiator and provides access to all the bedrooms and the family bathroom.

### Bedroom One 13'0" x 12'7" (3.97m x 3.86m)



Bedroom one is a well-proportioned bedroom enjoying a window to the front elevation with a deep sill and views over the gardens, a radiator, and direct access to the en-suite.

### En-Suite 11'5" x 8'11" (3.49m x 2.72m)



The luxurious en-suite bathroom enjoys windows to both the front and side elevations, creating a bright and airy space. Beautifully appointed, it features a freestanding roll-top bath with a central mixer tap and handheld shower attachment, a double shower cubicle with mains-fed shower, a low-level WC, and a traditional style pedestal sink with decorative matching legs and a mixer tap over. Additional features include wood-effect flooring, part-tiled walls, a heated towel rail, recessed spotlights, an extractor fan, and loft hatch access, combining practicality with elegant period-inspired styling.

#### Additional Image



### Bedroom Two 9'4" x 18'11" (2.87m x 5.79m)



Bedroom two is a spacious double room featuring two front-facing windows with deep sills, allowing an abundance of natural light. The room also benefits from exposed beams, adding character and charm, together with a radiator for comfort.

#### Additional Image



### Bedroom Three 17'7" x 14'1" (5.37m x 4.30m )



Bedroom three is a well-proportioned double room enjoying dual-aspect windows to the front and side elevations, allowing plenty of natural light. Additional features include a radiator and loft hatch access.

### Bedroom Four 15'6" x 10'7" (4.73m x 3.24m)



Bedroom four enjoys a window to the side elevation, together with a radiator and attractive exposed stonework, adding character and charm to the room.

### Family Bathroom 6'7" x 15'6" (2.01m x 4.73m)



The family bathroom is fitted with a low-level WC, a traditional style pedestal sink with decorative matching legs and a heated towel rail. A window to the side elevation provides natural light, while tiled flooring and recessed spotlights complete the space. The suite also includes a P-shaped bath with mixer tap, shower attachment, and curved glazed shower screen, offering both bathing and showering facilities.

### Additional Image



### To The Outside

Externally, the property is approached via a sweeping driveway and benefits from access to the paddocks on both sides, along with access to the outbuildings. In addition, there is a large hard standing area in front of the barns and stables, providing ample parking and turning space ideal for horse boxes and trailers.

### Driveway



### Barn 29'7" x 29'4" (9.02m x 8.96m)



The barn is split into two sections and offers generous double-height accommodation and features double doors to the front and provision for an internal stable door. A floor above provides

additional storage space, accessed via a door, making this a highly versatile building.

### **Additional Area 29'4" x 13'10" (8.96m x 4.22m)**



The second area also has double doors to the front and a useful storage area.

### **Stables**



The stable block comprises three stables together with a tack room. stable one measures approximately 3.08m x 3.88m. stable two measures approximately 3.88m x 3.09m while stable three measures approximately 3.04m x 3.88m each having stable doors to the front onto the hard standing area. The adjoining tack room has a door to the front.

### **Stable Four 14'9" x 10'7" (4.51m x 3.25m)**



The fourth stable is of timber-framed construction and is located across the yard from the other stables. It has a stable door to the front.

### **To the Rear**

To the rear of the timber stable, there is a muck heap area and hard standing, a dog pen, and access to the second second paddock. A track leads down to a former turnout area, with an additional paddock situated opposite.

### **Gardens**



The driveway sweeps around the stables and leads to the property and garaging that are surrounded by wrap-around gardens to all sides and is bordered to the front by an attractive low stone wall. The gardens feature a front patio area with well-stocked borders making a truly lovely place to sit out and relax. The extensive lawns, and established flower beds beyond create a stunning garden backdrop to the property. To the rear, there is a further patio located off the kitchen ideal for al fresco dining. At the far end of the garden there is a beautiful large ornamental pond with rockery and mature shrubs along with a greenhouse, creating a beautifully landscaped and private outdoor space.

### **Additional Image**



**Additional Image**



**Additional Image**



**Additional Image**



**Additional Image**



**Additional Image**



**Paddocks**



The paddocks are split into three separate areas with fenced boundaries and good road access. The paddocks and grounds extend in total to around 2.5 acres.

### Additional Image



### Additional Image



### Additional Image



### 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 E.

### 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.

### 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.

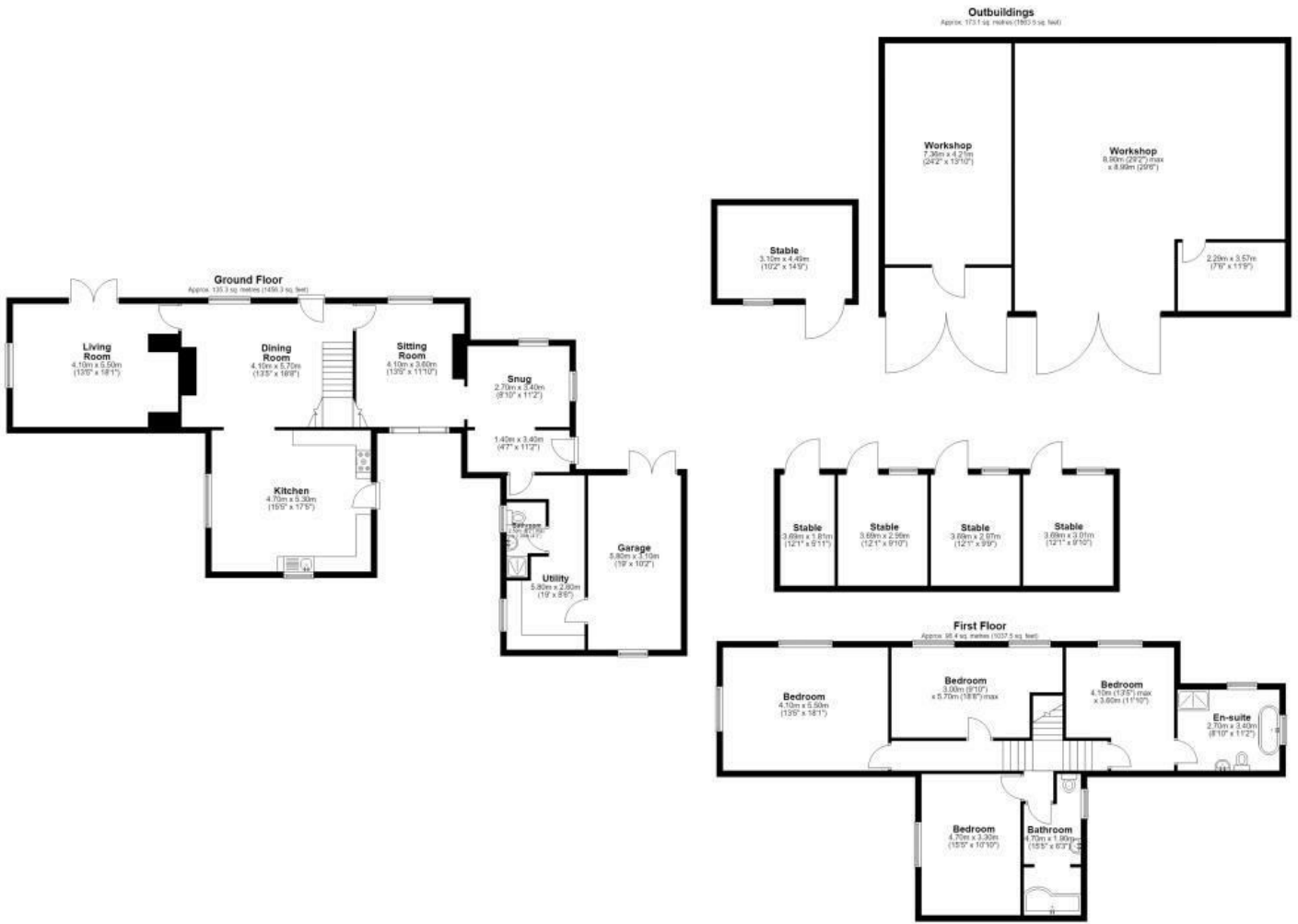
To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### Additional Information

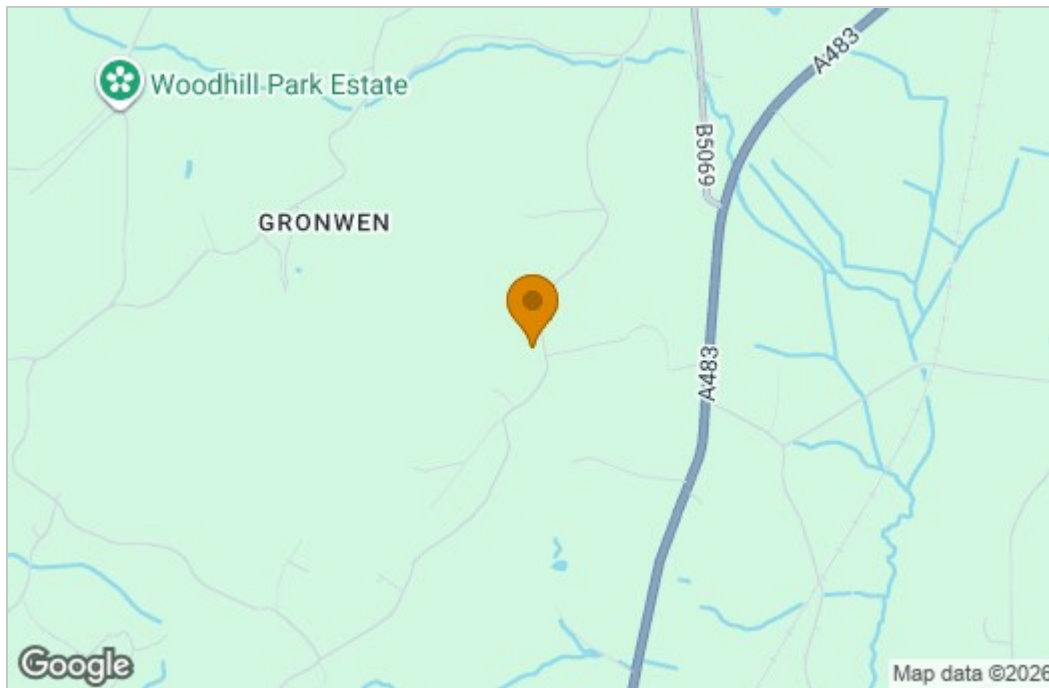
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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