

# Town & Country

Estate & Letting Agents



**Edelweiss 19 Baytree Close, St Martins, SY11 3QQ**

**Offers In The Region Of £575,000**

Nestled within the sought-after village of St Martins, this impressive, individual, architectural designed four-bedroom detached family home offers an exceptional blend of spacious accommodation, character, and modern-day comfort. Beautifully presented throughout, the property has been thoughtfully designed to provide versatile living spaces that are perfectly suited to both family life and entertaining. The accommodation briefly comprises an inviting lounge, an elegant separate dining room, a well-appointed kitchen, four generously proportioned double bedrooms, including a superb principal bedroom with a stylish en-suite, together with a beautifully appointed family bathroom.

Externally, the property enjoys a private driveway providing ample off-road parking for numerous vehicles, while the enclosed rear garden offers a good degree of privacy. Predominantly laid to lawn with a generous decked sun terrace, it provides the perfect setting for outdoor dining, entertaining guests, or simply relaxing in the warmer months. Occupying a desirable village location, the property is conveniently positioned within easy reach of local amenities, well-regarded schools, and excellent transport links, making it an outstanding home for growing families and those seeking a peaceful yet well-connected lifestyle.

## Directions



From Oswestry proceed north on the A5 towards Chirk and Wrexham. At the Gledrid roundabout take the fourth exit signposted St Martins. Continue into the village to the mini roundabout (by Stans Superstore). Take the second exit onto Ellesmere Road and proceed on this road before turning left onto Coopers Lane. Turn left into Baytree Avenue and then left again into Baytree Close. Follow the road around to the right and the property will be found at the end of the private driveway.

## Porch

The porch comprises a covered entrance supported by brick pillars and is fitted with external lighting.

## Hallway



The welcoming entrance hallway creates an impressive first impression, featuring a beautiful oak floor that flows throughout the space and a coved ceiling that enhances the sense of character and elegance. A striking oak staircase with decorative cast iron balustrades rises to the first floor, forming an attractive focal point. Practical understairs cupboard storage provides a useful space.

## Additional Photo



## Lounge 19'5" x 14'0" (5.94m x 4.28m)



The spacious lounge is flooded with natural light, benefiting from two side-facing windows and two sets of arched double French doors that open onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces. A charming period-style cast iron fireplace with a decorative inset provides an attractive focal point, while a media point caters for modern entertainment needs. The room is further enhanced by an elegant coved ceiling, adding to its character and appeal.

## Fireplace



### Additional Photo



### Additional Photo



### Additional Photo

#### Office/Study 12'11" x 11'10" (3.95m x 3.63m)

The office/study provides a versatile space, ideal for home working, studying, or use as a snug or playroom. A side-facing window allows for plenty of natural light, while the coved ceiling adds a touch of character. An internal door provides convenient access through to the lounge, creating a practical and flexible layout.

#### Dining room 17'2" x 9'7" (5.24m x 2.93m)



The dining room is a bright and elegant space, ideal for both everyday family meals and formal entertaining. Partially vaulted glazed double French doors open directly onto the rear garden, allowing natural light to flood the room while providing an attractive outlook and seamless access to the outdoor space. The room is complemented by an oak floor, a coved ceiling, and the added comfort of underfloor heating, creating a warm and inviting atmosphere throughout.

#### Kitchen 24'4" 14'2" (7.44m 4.34m)



The beautifully appointed kitchen is fitted with an extensive range of cream-fronted Shaker-style wall and base units, complemented by solid oak worktops and deep tiled splashbacks. A traditional Belfast-style sink with a mixer tap sits beneath one of the windows, while attractive glazed china display cabinets, open display shelving, and a plate rack enhance both the character and practicality of the space. Integrated appliances include a dishwasher, and a striking chimney recess houses a range cooker, creating an impressive focal point. At the heart of the kitchen is a substantial breakfast bar island, offering additional storage together with an overhanging seating area, making it an ideal space for casual dining, family gatherings, or entertaining. The room benefits from tiled flooring, a coved ceiling, windows to both the front and rear elevations, and French doors opening onto the rear garden, allowing an abundance of natural light to fill this superb family kitchen.

**Additional Photo**



**Additional Photo**



**Additional Photo**



**Additional Photo**



**Additional Photo**



**Rear Entrance**

The rear entrance provides a practical everyday access point to the property and features a tiled floor, a coved ceiling, and a door leading directly to the rear garden, making it ideal for coming in from outside.

**Utility Room 11'3" x 8'9" (3.43m x 2.67m)**



The utility room is fitted with a continuation of the cream-fronted wall and base units from the kitchen, complemented by a single sink with a mixer tap and a tiled splashback. There is plumbing for both a

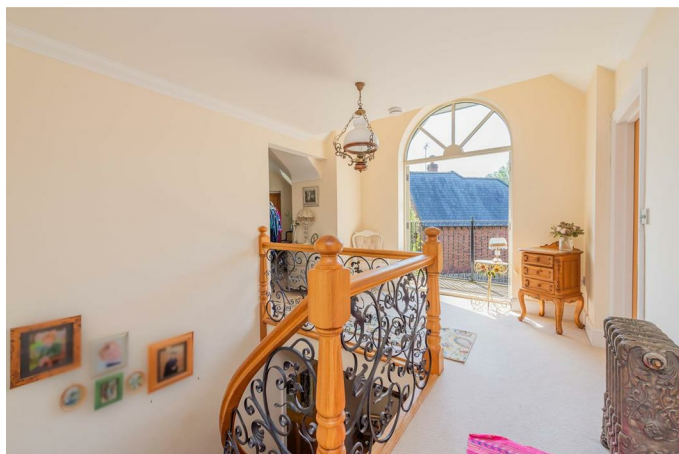
washing machine and dishwasher, together with additional space for further appliances, providing excellent practicality for everyday household tasks. The room also houses the Worcester gas-fired boiler and benefits from a side-facing window, allowing for natural light and ventilation.

### Cloak room



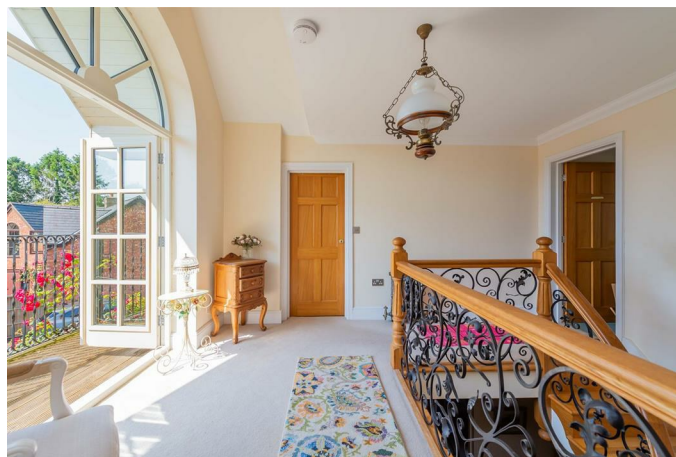
The well-appointed cloakroom is thoughtfully presented and comprises a low-level WC and a wash hand basin with a mixer tap. A rear-facing window provides natural light and ventilation, while an extractor fan offers additional practicality. The room is finished with a tiled floor and a coved ceiling, creating a stylish and functional convenience for both family living and visiting guests.

### First Floor Gallery Landing



The impressive galleried first-floor landing is a bright and elegant space, accessed via the beautiful oak staircase with decorative cast iron balustrades. Flooded with natural light, the landing features double opening arched French doors leading onto a balcony, together with an additional front-facing window that further enhances the airy feel. Two radiators ensure comfort throughout the year, while the generous proportions of the landing create a striking feature and provide access to the first-floor accommodation.

### Additional Photo



### Bedroom One 15'11" x 14'0" (4.86m x 4.29m)



The impressive principal bedroom is a beautifully proportioned retreat, flooded with natural light from two sets of double opening French doors, each with a Juliette-style balcony, together with two additional side-facing windows. The dual aspects create a bright and airy atmosphere while offering attractive views over the surrounding grounds. A traditional school-style radiator adds character to the room, which provides ample space for freestanding bedroom furniture. A door leads through to the dressing room, which benefits from power and lighting, offering an excellent space for fitted wardrobes, storage, or further customisation to suit individual needs.

### Additional Photo



### Additional Photo



### Additional Photo



### Balcony



### En-Suite



### Bedroom Two 13'3" x 11'3" (4.06 x 3.45m)



The beautifully appointed en-suite comprises a classic roll-top bath with a mixer tap and handheld shower attachment, complemented by a glass shower screen. The suite also includes a stylish wash hand basin, low-level WC, and a heated towel rail. Finished with attractive oak flooring and a side-aspect window providing natural light and ventilation, the en-suite offers a perfect blend of character and practicality.

The second double bedroom is a bright and spacious room, enjoying dual-aspect windows to the front and side that flood the space with natural light. Character is enhanced by an attractive period-style radiator, creating a comfortable and inviting atmosphere.

### Additional Photo



### Additional Photo



### Bedroom Three 13'1" x 9'7" (4.01m x 2.94m)



The third double bedroom is a well-proportioned and comfortable room, featuring a window overlooking the rear garden and an attractive period-style radiator, creating a bright and welcoming space.

### Bedroom Four 9'9" xc 9'8" (2.98m xc 2.97m)



The fourth double bedroom is a generous and light-filled room, featuring French doors opening onto a Juliet-style balcony, allowing plenty of natural light to flood the space. Further features include a period-style radiator, an elegant coved ceiling, and a loft hatch providing access to the roof space.

### Family Bathroom



The beautifully presented family bathroom has been exquisitely fitted with a luxurious period-style suite, creating an elegant space that perfectly complements the character of the property. The centrepiece is a stunning freestanding slipper bath with a freestanding mixer tap, complemented by a separate glazed shower cubicle fitted with a mains-fed shower and concealed controls for a sleek, contemporary finish. Twin wash hand basins are set within a bespoke feature wooden vanity stand, providing both style and practicality, while a traditional high-level flush WC further enhances the room's timeless appeal. A heated towel rail and a rear-facing window complete this superbly appointed bathroom, which successfully combines classic elegance with modern convenience.

### Additional Photo



### Additional Photo

#### At the Front

Enjoying a tucked-away position, the property is approached via a long private driveway providing ample off-road parking for numerous vehicles. The front garden is attractively arranged with two well-maintained lawned areas, divided by a central pathway and bordered by low dwarf brick walling, creating an impressive approach to the home. A useful garden shed provides additional storage, while side access leads through to the rear garden.

### Additional Photo



### To the Rear



To the rear, the property enjoys a good degree of privacy, with a beautifully maintained garden that provides an ideal setting for both relaxation and entertaining. Predominantly laid to lawn, the garden is complemented by a spacious decked sun terrace, creating the perfect space for al fresco dining, summer gatherings, and outdoor hosting. Practical features include an outside tap and external power points, adding further convenience for gardening and outdoor living.

### Additional Photo



### Additional Photo



## Decking Area



## Additional Photo



## 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.

## 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.

## 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 F.

## 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.

