



MORRIS MARSHALL & POOLE

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Tontine Inn, Church Lane

Melverley, Oswestry, SY10 8PJ

£495,000

Oswestry Office 01691 679595 oswestry@morrismarshall.co.uk

- This former Public House now affords a large detached residence affording spacious well maintained accommodation set in a pleasant location • Recently up-graded to afford a spacious family home or offers an opportunity for Bed & Breakfast • Benefits from Oil-fired central heating throughout, large sun room, open-plan living/dining room with impressive fireplace • The seven first floor bedrooms all have en-suite bathroom or shower facilities • The grounds and afford a range of useful detached stores/workshop or garage • EPC Rating = 65 (C) •

Description: This former Public House now affords a large detached residence affording spacious well maintained accommodation set in a pleasant location. Access is readily available to the County Towns of Shrewsbury and Welshpool and the Market Town of Oswestry. Excellent local facilities include Kinnerley Primary School, Molverley Village Hall and the historic St Peters Church.

The current internal accommodation has been recently up-graded to afford a spacious family home or offers an opportunity for Bed & Breakfast from guest bedrooms and ground floor lounge. The property benefits from Oil-fired central heating throughout, double glazed units, large rear sun room, open-plan living / dining room with an impressive fireplace housing a solid fuel stove, fitted kitchen, guest lounge and ancillary ground floor toilets and stores.

The seven first floor bedrooms all have en-suite bathroom or shower facilities to a good standard. A further "lounge and kitchen" are set on the first floor and an external staircase approach is available off the drive approach.

The grounds are well defined and afford a range of useful detached stores / workshop or garages, extensive paved patio area adjoining the sun room and a further substantial hard-standing area capable of further landscaping to afford an attractive garden if so desired.

An inspection of this individual property is strongly advised to appreciate the space and quality of the existing accommodation and also the potential to offer an alternative use for parts of the property as a Bed & Breakfast establishment.

Ground Floor

Sun Room: 7.21m x 5.85m (23'8" x 19'2")



Lounge: 6.04m x 5.25m (19'10" x 17'3")



Dining Room: 6.38m x 3.40m (20'11" x 11'2")



Games Room: 3.76m x 3.48m (12'4" x 11'5")



First Floor

Master Bedroom: 3.80m x 3.68m (12'6" x 12'1")

Dressing Area: 2.74m x 1.76m (9'0" x 5'9")

Study / Bedroom:

Bedroom: 3.40m x 3.16m (11'2" x 10'4")

Dressing Area: 2.43m x 2.28m (8'0" x 7'6")

Bedroom: 3.81m x 2.88m (12'6" x 9'5")

Kitchen: 2.27m x 2.10m (7'5" x 6'11")



Hall: 2.34m x 1.68m (7'8" x 5'6")

Sitting Area: 3.90m x 3.48m (12'10" x 11'5")



White Good Area: 3.93m x 2.18m (12'11" x 7'2")

Cellar: 5.49m x 5.13m (18'0" x 16'10")

Kitchen: 5.56m max x 4.04m (18'3" max x 13'3")



Lounge: 3.73m x 3.61m (12'3" x 11'10")



Bedroom: 3.93m x 2.41m (12'11" x 7'11")

Bedroom: 4.04m x 3.19m (13'3" x 10'6")

Bedroom: 2.94m x 2.58m (9'8" x 8'6")

Bedroom: 4.04m x 3.85m (13'3" x 12'8")

Utility: 3.40m x 2.96m (11'2" x 9'9")

Second Floor:

Attic Room: 7.48m x 3.42m (24'6" x 11'3")

Tenure: Freehold with Vacant Possession upon Completion of the Purchase.



Services: Mains water and electricity services connected. Drainage is to an on-site treatment unit. Solar panels which provide hot water. None of the services, appliances, central heating system, chimneys flues and fireplaces have been checked and no warranty is given by the Agents.



Outgoings: Council tax band (G).



Energy Performance Certificate: A full copy of the EPC is available on request or by following the link below:
<https://www.ndepcregister.com/direct/report/9486-3046-0422-0800-8225>



Viewing: By prior arrangement with the selling agents Oswestry office on - 01691 679595.

Directions: From Oswestry the property is approached by leaving the town south towards Welshpool on the A483. Having past Four Crosses, turn left onto the B4393 signposted Shrewsbury and continue to Crew Green. At the end of the village turn left sign posed Molverley and cross the River Vyrnwy to enter the village and the property is located on the left at the turning for St Peter's Church.

Agents Ref: Oswestry Office: Ref: RNL/006963 Date: 04/17

MMP Survey Department: If you are not buying through MMP then why not let our qualified surveyors inspect and report on the home you are buying before you complete the purchase.

We are able to undertake RICS HomeBuyer Reports and RICS Condition Reports that will provide you with a comment on any significant defects or repair items. For further information contact - Roger N Lunt, FRICS - Tel: 01691 679595

Website: To view a complete listing of properties available For Sale or To Let please view our website www.morrismarshall.co.uk Our site enables you to print full sales/rental particulars, and arrange a market appraisal of your property.



Negotiations: All interested parties are respectfully requested to negotiate direct with the Selling Agents.

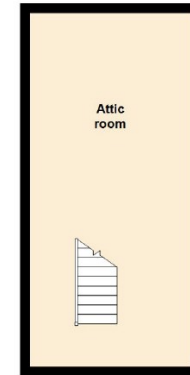
Ground Floor



First Floor



Second Floor



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.