Former Agricultural Building At
Pentre Farm,
Woodhill, Oswestry, SY10 9AS

- A detached two-storey L-shaped stone built former agricultural building
- Residential conversion works commenced
- Standing in a delightful parkland setting
- Semi rural location with pleasant views
- Detached stone built garage - complete
- Private approach over shared driveway

£160,000
Description: Presently comprising a stone and slate built former agricultural building affording a two storey L-shaped structure, this property has the benefit of planning permission for residential conversion to provide an attractive family home.
Current plans comprise: Lounge with open fire, kitchen, utility, large hall, bathroom and two bedrooms on the ground floor, first floor affords one bedroom, bathroom and dressing room.

The detached building is located within a small scheme of residential dwellings comprising the original farmhouse, a second residential dwelling and two converted former agricultural buildings now afford residential accommodation. A further detached building is due for conversion in the near future.
A shared access drive leads off the adopted highway alongside Woodhill Estate and then through the surrounding parkland where a second drive leads up to the subject and adjoining dwelling.

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

Services: Mains water, electricity services to be connected. Foul drainage to an on-site septic tank (to be installed). None of the services, appliances, central heating system, chimneys flues and fireplaces have been checked and no warranty is given by the Agents.

Council Tax: Council tax band (to be assessed on completion).

Viewing: By prior arrangement with the selling agent's Oswestry office on - 01691 679595.
The exterior can be easily viewed from the adjoining grounds, whilst care should be taken if internal inspection is made.

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

Mortgage Services: If you require a Mortgage, (whether buying through MMP or any other agent), then please get in touch, we have an in-house, Independent of MMP mortgage advisor who has access to thousands of mortgage products. No waiting period. Evening, weekend and home appointments available. Contact any of our offices for further information.

Money Laundering Regulations: On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill.

Directions: Leave Oswestry via Church Street and continue over the traffic lights and on into Morda. In the centre of the village of Morda turn right onto Trefonen Road and then take the third left hand turn signposted Woodhill having left the village. Proceed along this lane to Brook House Residential Home. Take the next right hand turn passing alongside the farm buildings of Woodhill. Cross over the gated approach onto the single private driveway and proceed to the collection of buildings where the subject building is readily identified.

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.

**Agents Ref:** Oswestry Office: Ref: RNL/8781 Date: 12/18

**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