



FOR SALE

£750,000

**Pentre Bach, Molverley,
Oswestry, Shropshire, SY10 8PF**

A truly wonderful country property set in just over 9 acres with a superb view of The Breidden Hills. Offering immaculate and comfortable accommodation this superb property comprises, Three Reception Rooms, Kitchen, Utility, Cloakroom, Landing, Two Bedrooms with Ensuities, Two further Bedrooms and Bathroom, Sun Terrace, Landscaped Gardens, Garage, Range Of Outbuildings, Detached Home Office/Two Bedroom Annexe.



Oswestry (10 Miles) Shrewsbury (13 Miles) Welshpool (14 Miles) Chester (36 Miles)
All Distances Approximate



- **Elegant Country Home**
- **Immaculate Cottage Rooms**
- **9.2 Acres Approx**
- **Excellent Outbuildings**
- **Rural Location With Views**
- **Must See To Appreciate**

LOCATION

The property occupies a most attractive rural location, amidst an unspoilt farming area on the Shropshire/Welsh borders. From the property there are some wonderful views over open farmland to Rodney's Pillar and The Breidden Hills. Shrewsbury is readily accessible and includes a comprehensive shopping centre and an excellent range of social and leisure facilities, together with a rail service. Alternatively, also within easy reach are the thriving market towns of Welshpool and Oswestry, whilst the commercial centres of Telford and Wolverhampton to the East and Chester to the North are within commutable distance. Equestrian enthusiasts will note a network of country lanes in the locality for riding out purposes, fishing on the rivers Seven and Vyrnwy and golf clubs at Oswestry, Llanymynech, Welshpool and Conover.

DIRECTIONS

Melverley can be reached by a number of ways either through Crew Green, Llanymynech or Kinnerley. From Kinnerley, turn right at the T junction, proceed past the School and turn right into Argoed Lane. Proceed on this road and turn left at the 'T' Junction and left again at the next junction continue into the hamlet of Melverley. From Shrewsbury take the A483 towards Welshpool, turning right just after Ford on the B4393 continuing to Crew Green. Just before Crew Green turn right signposted for Melverley. In Melverley turn signposted 'Bontain and Pentre' continue on this lane whereby the property will be viewed to the right hand side.

DESCRIPTION

The approach to the property from a quiet country lane is most pleasing, a driveway leads to the garage block and then to the front of the property with ample parking and turning space. The ground floor accommodation is well proportioned, bright and versatile in nature, offering a reception hall snug area, large open plan lounge dining room with solid fuel stove, extensive views over countryside and balcony, a fully fitted kitchen which opens through to a dining garden room, this room benefits from French doors leading out to the South West facing terrace, utility room complimented by a cloakroom. The first floor the quality accommodation continues with an impressive main bedroom suite with balcony and ensuite, second bedroom with ensuite and two further bedrooms served by family bathroom. Externally the property offers outbuildings, ideal for country living, open front garage, landscaped gardens surround around the property and overlooking the grounds. The property also complimented by a detached outside workshop/home office/annexe, an ideal studio, work from home room or annexe. Offering a living room with kitchen, two bedrooms and a shower room.

ENTRANCE HALL

With a feature oak door and oak double glazed elevations and double doors leading into:

RECEPTION HALL/SNUG

16'7" x 13'8" (5.06m x 4.16m)

With double glazed window to the rear elevation, staircase leading to the First Floor, feature fireplace, storage cupboard, tiled floor.

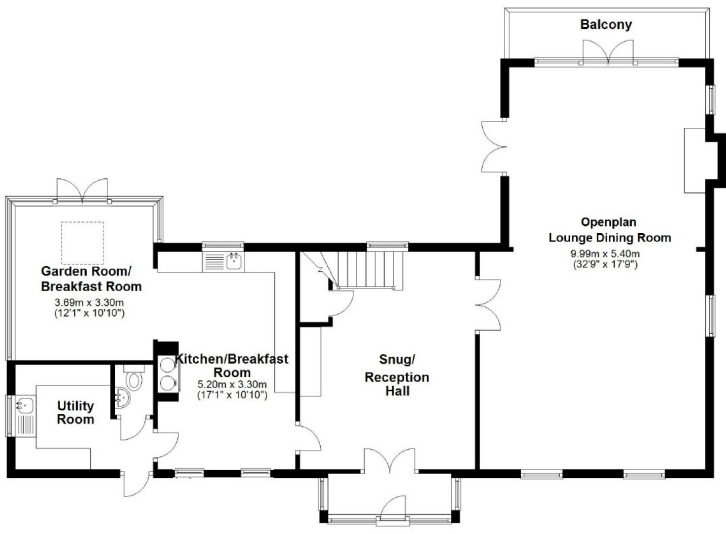
SUPERB OPEN PLAN LOUNGE DINING ROOM

32'9" x 17'9" (9.99m x 5.40m)

A most attractive room, with double glazed windows and doors to four elevations overlooking the landscaped grounds and with open countryside views, French doors lead out to the South West facing Balcony and Terrace, feature solid fuel stove set on a slate hearth, exposed timbers, oak floor.

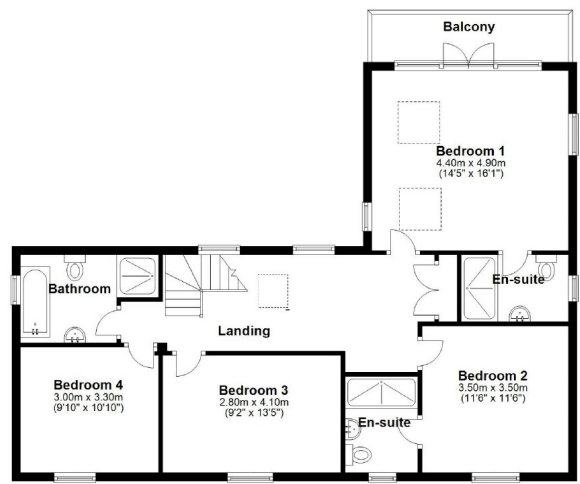


Ground Floor
Approx. 111.1 sq. metres (1196.2 sq. feet)



Total area: approx. 198.7 sq. metres (2139.1 sq. feet)

First Floor
Approx. 87.6 sq. metres (942.9 sq. feet)



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception
Room/s



4 Bedroom/s



3 Bath/Shower
Room/s



KITCHEN

17'4" x 10'10" (5.29m x 3.30m)

Comprising a comprehensive range of fitted base and wall units which provide a good amount of cupboard storage and drawer space with solid wood worktops over, ceramic sink unit, Rangemaster cooker, integrated dishwasher, dual aspect room with double glazed windows to the front and rear elevations overlooking the grounds, tiled floor, opening through to;

GARDEN ROOM/BREAKFAST ROOM

12'1" x 10'10" (3.69m x 3.30m)

With a vaulted ceiling and double glazed windows to both elevations taking in the uninterrupted South facing view, French doors lead out onto the Terrace, velux roof window, tiled floor.

UTILITY ROOM

10'1" x 8'2" (3.08m x 2.50m)

With stable door leading out to the front elevation, units for storage, sink unit, double glazed window to the side elevation.

CLOAKROOM

Comprising a two piece suite providing a low flush WC and wash hand basin.

FIRST FLOOR LANDING

With two double glazed windows to the rear elevation, velux roof window, store cupboard.

MAIN BEDROOM SUITE

13'5" x 16'1" (4.10m x 4.90m)

A triple aspect room with double glazed windows to three elevations and French doors leading out to the Balcony, velux roof windows, vaulted ceiling.



ENSUITE

Comprising a three piece suite providing a shower unit housing a duel head mixer shower, floating sink set on a vanity unit, low flush WC, double glazed window to the side elevation.

BEDROOM SUITE TWO

11'6" x 11'6" (3.50m x 3.50m)

With double glazed window to the front elevation.

ENSUITE

Comprising a three piece suite providing a shower unit housing a duel head mixer shower, sink unit, low flush WC, double glazed window to the front elevation.

BEDROOM THREE

9'2" x 13'5" (2.80m x 4.10m)

With double glazed window to the front elevation.

BEDROOM FOUR

9'10" x 10'10" (3.00m x 3.30m)

With double glazed window to the front elevation.

BATHROOM

Comprising a four piece suite providing a shower unit housing a duel head mixer shower, sink unit, low flush WC, bath, double glazed window to the side elevation, velux roof window.

GARDENS AND GROUNDS

From the lane level a drive leads to the front of the Garage and leads to the front of the house providing ample parking and turning space. Access is provided to the Outbuildings.

FORMAL GARDENS

There are formal gardens laid to the side of the property extensively landscaped offering an ideal area for outside dining and sitting, mainly laid to lawn and benefits from well established borders. This area is South West facing and



extends to the Terrace. The terrace extends to the rear of the property, again South West facing and befits from further outside sitting areas and leads to the Ground Floor Balcony. A lower level laid to lawn area leads around to the side of the property which leads to the outbuildings and orchard.

PADDOCKS

The whole site extends to 9.2 acres or thereabouts. There is water connected to the paddocks.

DOUBLE GARAGE

Open to the front providing covered parking area.

WORKSHOP/STORE

Of brick construction, located next to the Garage with pedestrian door to the front and two windows.

LEAN-TO STORE

Located next to the Workshop.

FORMER HOME OFFICE

Could be utilities as further office space, hobby room, gym etc.

NEW HOME OFFICE

19'6" x 41'0" (5.95m x 12.50m)

Due to be installed, to provide a living room open plan with the kitchen and doors leading out to a balcony, there are two bedrooms and a shower room.

TENURE

We understand from the vendor(s) that the property is Freehold, confirmation of this should be sought by the prospective purchasers solicitor.

LOCAL COUNCIL

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

Due to Covid-19 if viewings take place, these can only commence adhering to strict social distancing measures. No viewings can commence unless both vendor and viewer have agreed and read the government guidelines. Halls will provide these guidelines and all parties need to confirm they are in agreement with the guidelines in writing.

HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples; Passport/ Photographic Driving Licence and a recent Utility Bill.

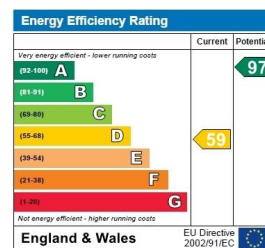
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 670 320

Oswestry office:
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