

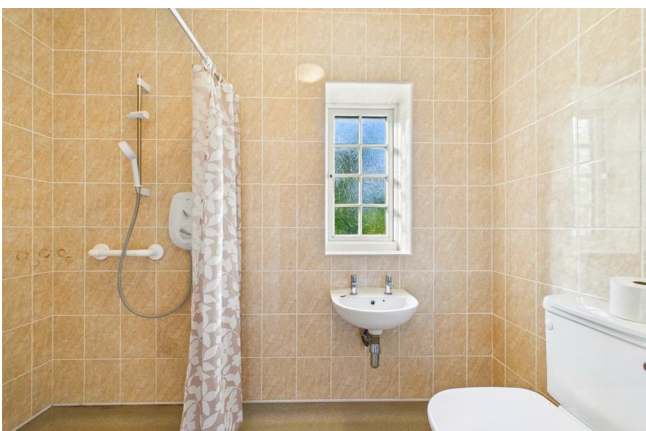




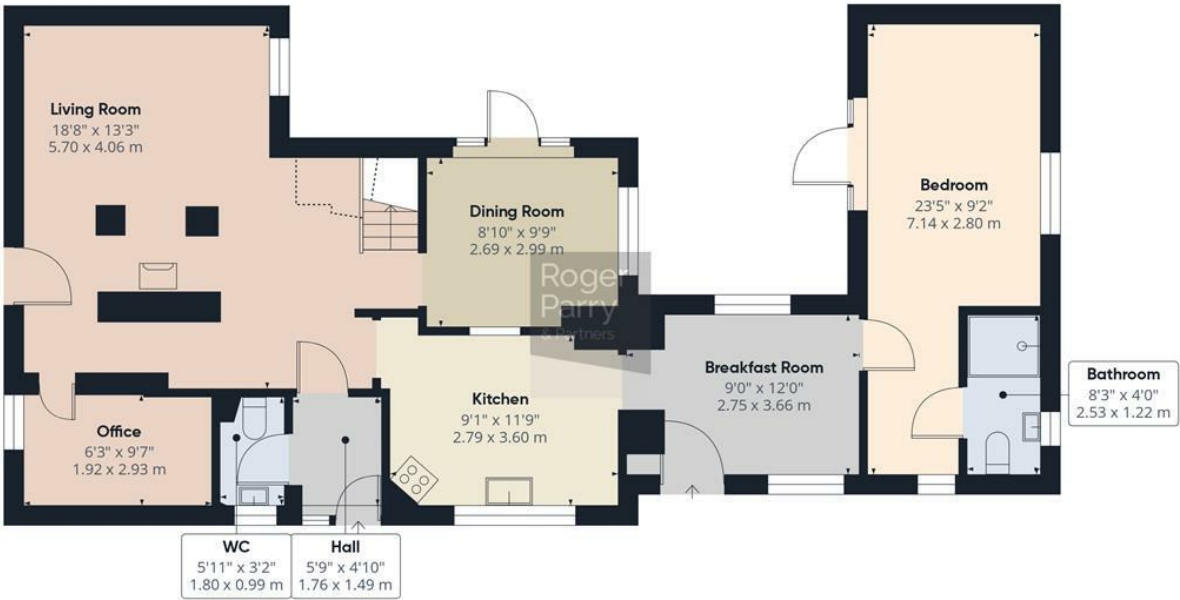
Ivy Cottage The Wood, Maesbrook, Oswestry, SY10 8QS
Offers In The Region Of £650,000

Ivy Cottage offers prospective buyers a rare opportunity to acquire a unique country home with ground floor accommodation ideal for a self-contained annexe/multi-generational living. Being located in a beautiful semi-rural location, wrap around gardens and an adjoining paddock with stables. In brief the accommodation affords Entrance hall, cloakroom, living room, office, dining room, kitchen, breakfast room, ground floor bedroom with ensuite. To the first floor are four bedrooms and bathroom. Externally there is a detached garage, parking area, garden and paddock with stables.

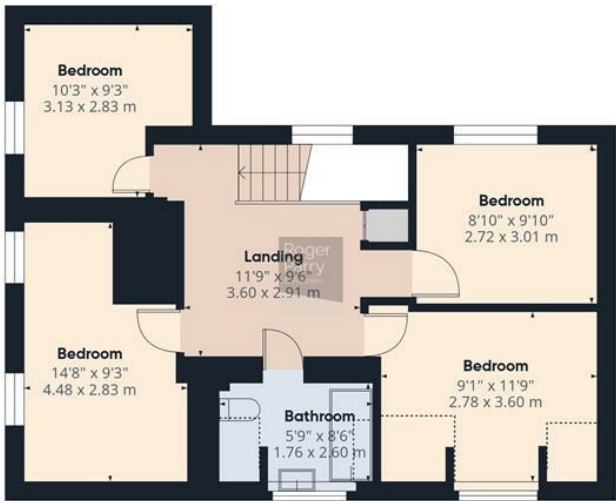




Floor Plan
(not to scale - for identification purposes only)



Ground floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

1491 ft²
138.6 m²

Reduced headroom

44 ft²
4.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

LOCATION

Maesbrook is a rural hamlet located in North West Shropshire between the county town of Shrewsbury and the thriving market town of Oswestry, allowing easy access to the main A5 commuter route, linking south via Shrewsbury, the M54 motorway, Telford and thereon to the West Midlands and to the North via Oswestry, Wrexham, Chester and the North West. Locally, the village of Knockin is approximately 3 miles away which has good local amenities to include a Post Office/General Store, Parish Church, Medical Centre and Public House.

PORCH

Outbuilt porch with access to the front door.

ENTRANCE HALL

5'9 x 4'10 (1.75m x 1.47m)

Wood and glazed door, wood flooring, radiator, ceiling light and door into;

CLOAKROOM

5'11 x 3'2 (1.80m x 0.97m)

With low level WC, vanity unit with wash hand basin, window to the front, ceiling light, continuation of wood flooring and burglar alarm system.

LIVING ROOM

18'8 x 13'3 (5.69m x 4.04m)

Cosy room with a feature stone built chimney breast with open fire, beamed ceiling, window to the front and rear overlooking the gardens, hard wood front door, ceiling light and radiator. Stairs to first floor and door into;

HOME OFFICE

6'3 x 9'7 (1.91m x 2.92m)

Beamed ceiling, window to the front, ceiling light and radiator.

DINING ROOM

8'10 x 9'9 (2.69m x 2.97m)

Light and airy room with wood and glazed door opening out to the patio area, window to the rear, beams to ceiling, radiator and ceiling light.

KITCHEN

9'1 x 11'9 (2.77m x 3.58m)

Modern fitted kitchen with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer below window looking out to the side. Integral double oven, and hob with extractor hood over, integrated dish washer and washing machine. Wall mounted boiler, serving hatch, tiled floor, ceiling light and opening into;

BREAKFAST ROOM

9 x 12 (2.74m x 3.66m)

Continuation of tiled flooring, PVC door to the side, window to both sides, ceiling light and radiator. Door into;

GROUND FLOOR BEDROOM

23'5 x 9'2 (7.14m x 2.79m)

Double room with uPVC door opening onto the patio area, window to the side, radiator and ceiling light. Door into;

SHOWER ROOM

8'3 x 4 (2.51m x 1.22m)

Wet room with tiled walls, low level WC and wash hand basin. Window to the side, spot light and heated towel rail.

FIRST FLOOR**LANDING**

11'9 x 9'6 (3.58m x 2.90m)

Spacious landing with built in over stairs storage, window to the side, and ceiling light. Doors off too;

BEDROOM

14'8 x 9'3 (4.47m x 2.82m)

Double room with two windows to the front, ceiling light and radiator.

BEDROOM

10'3 x 9'3 (3.12m x 2.82m)

With window to the front, ceiling light and radiator.

BEDROOM

9'1 x 11'9 (2.77m x 3.58m)

Twin room with part vaulted ceilings, window to the side, ceiling light and radiator.

BEDROOM

8'10 x 9'10 (2.69m x 3.00m)

Double room with window to the side, ceiling light and radiator.

BATHROOM

5'9 x 8'6 (1.75m x 2.59m)

Suite comprising panelled bath, low level WC and wash hand basin. Part tiled walls, window to the side, ceiling light and radiator.

EXTERNAL**GARAGE**

17'6 x 19 (5.33m x 5.79m)

Detached garage with up and over door to the front, pedestrian door to the side, window to both sides, power and lighting. There is storage above, but a ladder would be needed for access.

GARDEN

The gardens to the house are approximately 0.25 acres, mainly laid to lawn with patio entertainment area to one side and bound by hedging. There are a variety of trees and plants giving it a real cottage feel.

STABLES

Brick built stables that have been separated into three each having its own access door leading onto the yard. There is power to the stable block and lighting.

The yard has a five bar gate giving separate access of the lane, with another gate leading into the paddock.

Stable One 12'1 x 11'3

Stable Two 11'3 x 7

Stable Three 7'11 x 11'3

PADDOCK

The paddock is approximately one acre bound by hedging and fencing with hay store.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric and water. Septic tank for drainage and oil central heating. We understand the Broadband Download Standard is: 7 Mbps & Ultrafast 1800 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is E.- Shropshire. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.



Local Authority: Shropshire

Council Tax Band: E

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

What Three Words: ///firelight.advice.eyelid

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.