Roger Parry & Partners

Gibraltar Inn Gibraltar Lane, Treflach, Oswestry, SY10 9HF

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Offers In The Region Of £475,000

NO ONWARD CHAIN. Gibraltar Inn is a detached Grade II listed property offering spacious accommodation, original features and being located on a quiet lane in the semi-rural village of Treflach. In brief the accommodation affords Entrance hall, Breakfast kitchen, living room, dining room, family room, garden room, office, shower room and laundry room. To the first floor are five bedrooms and family bathroom. Externally the property is set on a sizeable plot with generous gardens and parking area along with a stone outbuilding.

LOCATION
Treflach is a popular semi-rural village on the outskirts of Trefonen which benefits from a shop/post office, village hall, church, public house and an excellent primary school. Treflach is approximately 3 miles from the market town of Oswestry which has a good range of shopping, leisure and amenities together with a host of excellent state and independent schools. Easy access to the A5 and A483 provides direct links to Shrewsbury, Chester and beyond and the train station at nearby Gobowen provides regular rail services to Chester, Liverpool, Birmingham and London.

SUMMARY
The property is situated on a quiet lane in the hamlet of Treflach. A detached and traditionally constructed Grade II listed property, it is believed to date back to 1650 probably being a former Welsh Long House. It was a public house from 1700 to 1990 when the building was de-licensed. The accommodation is spacious and well appointed with a wealth of period features including stone ingle nook fireplaces, exposed beams, well proportioned rooms with double glazing, oil fired central heating and is briefly described as follows:

ENTRANCE HALL
With Quarry tiled floor, ledge and brace door and step down into;

LAUNDRY ROOM
8 x 8'10 (2.44m x 2.69m)
Fitted with wall and base units and work surfaces over, sink and drainer and void for appliances. Window to the rear, tiled flooring, ceiling light and radiator. Door into;

BREAKFAST KITCHEN
18'1 x 13'8 (5.51m x 4.17m)
Boasting character with a feature stone ingle nook fireplace with oak beam over inset fitted Rayburn Royal oil fired stove for cooking and hot water, partial central heating, and beamed ceiling. Modern fitted kitchen with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer and integrated appliances to include; four burner electric hob with extractor, oven and grill, integrated fitted fridge freezer, and dish washer. Dual aspect with windows to the front and side, radiator and ceiling lights.

OFFICE
Having two windows with rear and side elevations, cupboard housing oil fired boiler, exposed beams, radiator, and ceiling light.

LIVING ROOM
19 x 18'5 (5.79m x 5.61m)
A beautiful and cosy room with large stone ingle nook fire place with beam over, fitted multi-fuel stove, beamed ceiling, part exposed stone walls, two windows to the front, ceiling lights and radiator . Door to entrance lobby and cellar.

DINING ROOM
10'10 x 12'3 (3.30m x 3.73m)
Window to the front elevation, beams to ceiling, radiator and ceiling light. Door into;

FAMILY ROOM
10'10 x 12 (3.30m x 3.66m)
Currently being used as a ground floor bedroom. With window to the side elevation, ceiling light and radiator. Part glazed door;

INNER HALL
Stairs to first floor. Part glazed door into;

GARDEN ROOM
12'9 x 7'4 (3.89m x 2.24m)
Beautiful room overlooking the garden with double doors leading out, window to the rear, ceiling light and radiator. Door into;

SHOWER ROOM
5'5 x 7'5 (1.65m x 2.26m)
White suite comprising enclosed shower cubicle, low level WC and wash hand basin. Part tiled walls, radiator and spot lighting.

REAR HALL

FIRST FLOOR
Split level landing ideal for a reading area or office space. Over stairs storage cupboard, window to the front and ceiling light.

BEDROOM ONE
14'11 x 13'6 (4.55m x 4.11m)
Spacious room with window to the front and side elevations, ceiling light, built in cupboard and radiator.

BEDROOM TWO
11 x 8'9 (3.35m x 2.67m)
Double room with window to the side, fitted wardrobes, ceiling light and radiator.

BEDROOM THREE
14'7 x 10'1 (4.45m x 3.07m)
Double room with window to the front, ceiling light and radiator.

BEDROOM FOUR
11'9 x 13'1 (3.58m x 3.99m)
Double room with window to the rear overlooking the garden, part vaulted ceiling light, radiator and light. Door into;

BEDROOM FIVE
12'1 x 13'4 (3.68m x 4.06m)
Double room with window to the side, part vaulted ceiling, and radiator. This room does adjoin to bedroom four, however it had its own staircase for direct access.

BATHROOM
9'3 x 8'9 (2.82m x 2.67m)
White suite comprising panelled bath with shower over, low level WC and wash hand basin. Window to the rear, light and radiator.

EXTERNAL

PARKING
Large parking area providing space for several vehicles and turning point.

GARDEN
Good sized rear garden mainly laid to lawn with views at the rear over open fields. There are a variety of trees and shrubs with fence and wall boundaries. There is a paved patio area perfect for entertaining having access from the garden room.

OUTBUILDING
Stone outbuilding ideal for storage, with pedestrian door off the parking area. this outbuilding is adjoined to a neighbouring property.

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, water and drainage services are connected. Oil central heating. We understand the Broadband Download Speed is: Standard 3 Mbps & Ultrafast 900 Mbps. Mobile Service: Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

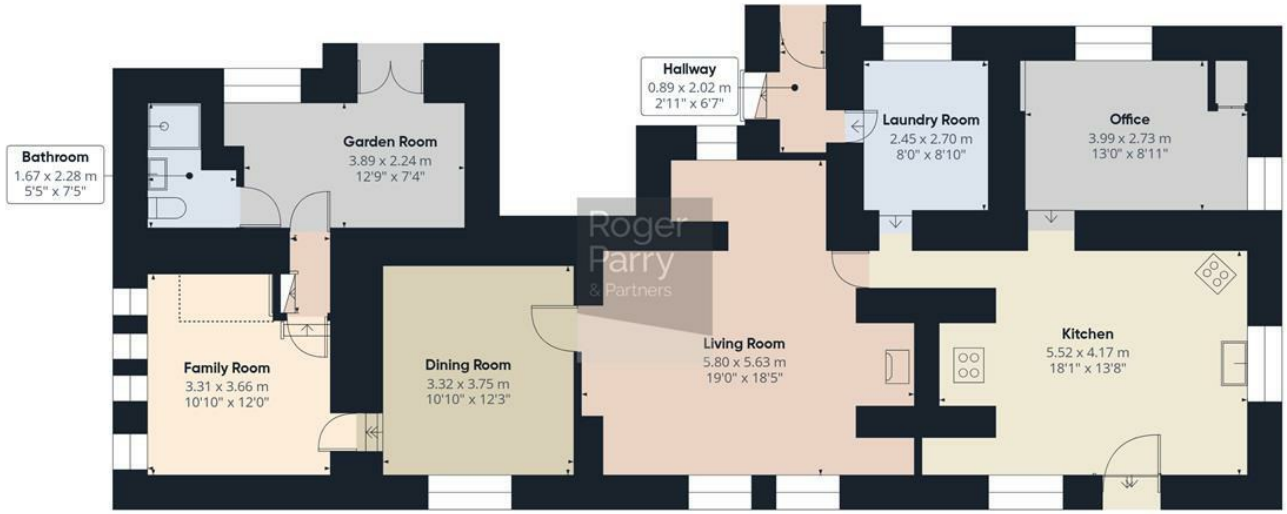
COUNCIL TAX BANDING
We understand the council tax band is E.- Shropshire. We would recommend this is confirmed during pre-contact enquires.

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.

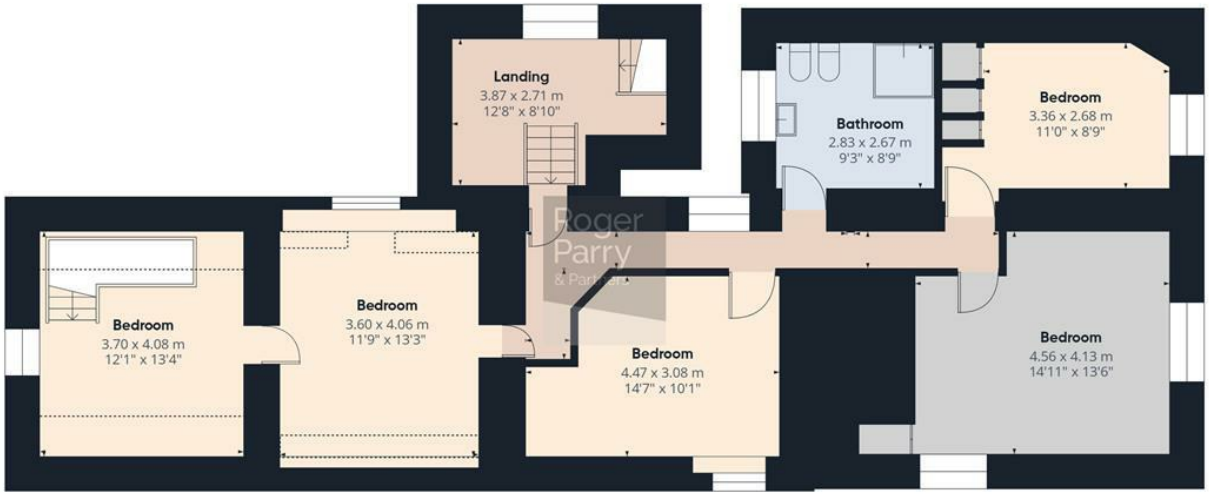
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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.

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



Ground floor



Floor 1

Approximate total area(1)

201 m²
2161 ft²

Reduced headroom

7.5 m²
80 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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

GIRAFFE360

General Services:

Local Authority: Shropshire
Council Tax Band: E
EPC Rating: E
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:

Proceed out of Oswestry on the Trefonen Road. Proceed along this road and go through the village of Trefonen and onto the village of Treflach. Pass the Royal Oak on the right hand side and take the left onto Gibraltar Lane where the property will be found on the right hand side.

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

Roger Parry & Partners

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 t o 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 s hould 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 b een 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.