



Preesgweene Farm, Weston Rhyn, Oswestry, Shropshire

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Preesgweene Farm Weston Rhyn Oswestry Shropshire SY10 7SU

A recently refurbished farmhouse located in a popular north Shropshire Village

Chirk 1.3 miles, Oswestry 5 miles, Wrexham 11 miles, Shrewsbury 22 miles, Chester 23 miles

Kitchen/dining room | Family room | Sitting room | Downstairs cloakroom | Utility/boot room | 4 Bedrooms | En suite | Family bathroom | Air Source heating | Wood burner | Garden Parking | Detached outbuilding
EPC Rating C

The property

The farmhouse which has been recently refurbished forms part of a wonderful new development of only three attractive properties positioned on the fringes of a north Shropshire village. The property has been thoughtfully updated and has retained a number of original features whilst offering flexible accommodation of around 1,870 square feet over two floors. The farmhouse benefits from modern fixture and fittings including air source heating, well equipped kitchen, stylish family bathroom and en suite.

The welcoming entrance hall with attractive tiled floor has a handy downstairs storage cupboard, stairs to first floor landing and doors giving access to the sitting room and family room.

The front aspect sitting room benefits from a wood burner with tiled hearth, the neighbouring rear aspect family room has an attractive feature exposed stone wall.

The well-equipped kitchen area offers a range of wall and floor units with quartz work surfaces

and quarry tiled flooring. The modern appliances consist of an electric range cooker incorporating induction hob with extractor above, dishwasher and freestanding American style fridge freezer with ice and cold water facility, doors lead to the utility room and to the front of the property. The utility room which is adjacent to the kitchen has a Belfast style sink with quartz work top and cupboards under, additional appliance space and pretty tiled floor – the cloakroom is located off of the utility room.

To the first floor the large L shaped landing gives access to all four bedrooms and family bathroom. The principal bedroom boasts a three piece ensuite consisting of a shower with rainfall shower head, wash hand basin with cupboards under, heated towel rail and attractive tiled floor. The family bathroom with eye catching tiled floor consist of a bath with rainfall shower head, wash hand basin with cupboards under and heated towel rail.



Outside

The garden which is positioned to the front of the property is mainly laid to lawn, there is a paved patio directly in front of the Farmhouse with outside courtesy light.

Also located to the front of the property is a generous detached outbuilding with power and light and personal door to the garden, the air source heat pump is located to the side of the outbuilding. The property has been allocated three parking spaces.

Location

Weston Rhyn is situated on the edge of the well regarded North Shropshire town of Oswestry and close to Chirk known for its castle and famous Thomas Telford viaduct. Day to day amenities are found in Weston Rhyn, M&S Gledrid Roundabout as well as Chirk and St Martins. Oswestry has an excellent range of local shopping, recreational and educational facilities, and is within easy motoring distance of the larger centres of Shrewsbury and Chester offering further facilities.

There are excellent state and private schools nearby including Moreton Hall, Packwood Haugh, Ellesmere College, Oswestry School and Weston Rhyn Primary.

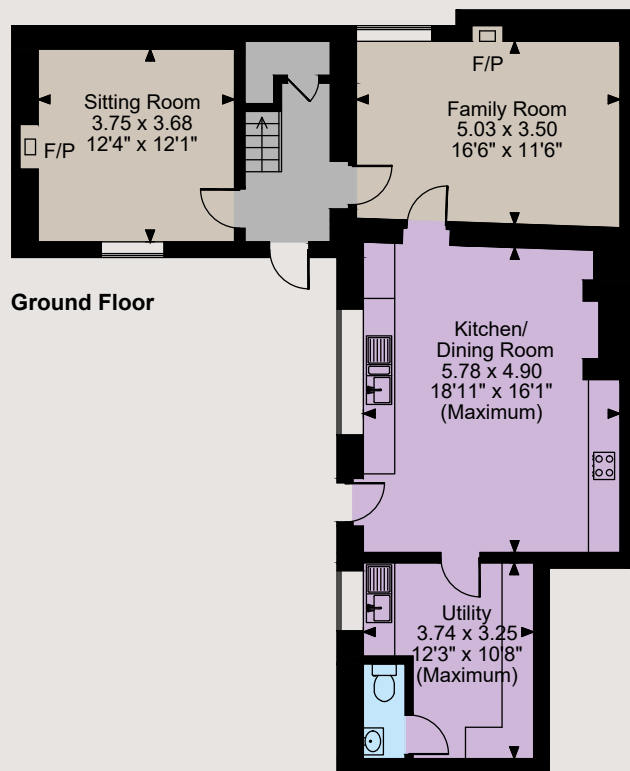
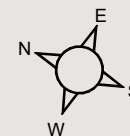
There is a railway station in Gobowen, providing access to London, whilst the nearby A5/ M54 provides access to Birmingham and the Midlands, along with regional airports at Birmingham, Manchester and Liverpool.

Directions

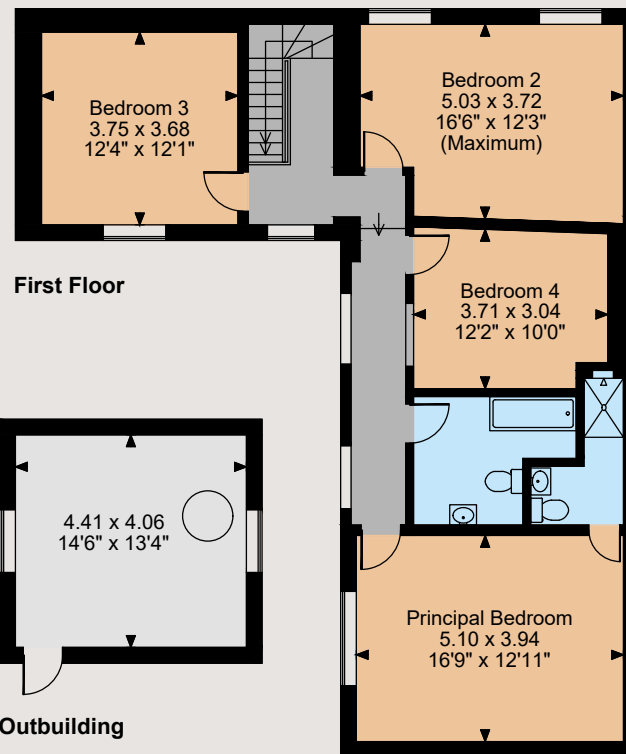
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What3words occupiers.aspect.scanning



Floorplans
 House internal area 1,870 sq ft (174 sq m)
 Outbuilding internal area 193 sq ft (18 sq m)
 For identification purposes only.



Ground Floor



First Floor

Outbuilding

The position & size of doors, windows, appliances and other features are approximate only.
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General

Local Authority: Shropshire council
Services: Mains water and electric, air source heat pump, private drainage that we understand complies with current regulations.
Council Tax: Unallocated
Tenure: Freehold
Guide Price: £500,000
Agents note: The entrance to the development is shared with two other dwellings and the responsibility for the upkeep of this area will be shared equally between all three properties. The approaching lane is owned by the farmer who has full liability for its upkeep, there is an easement in place granting access for all three properties. Please note there is a flying freehold to the rear of the property – please consult your solicitor for further verification.

Shrewsbury

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