



Roger
Parry
& Partners

Neabrook, Trederwen Lane, Llandrinio,

SY22 6SA



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Offers In Region Of £795,000

NO ONWARD CHAIN.

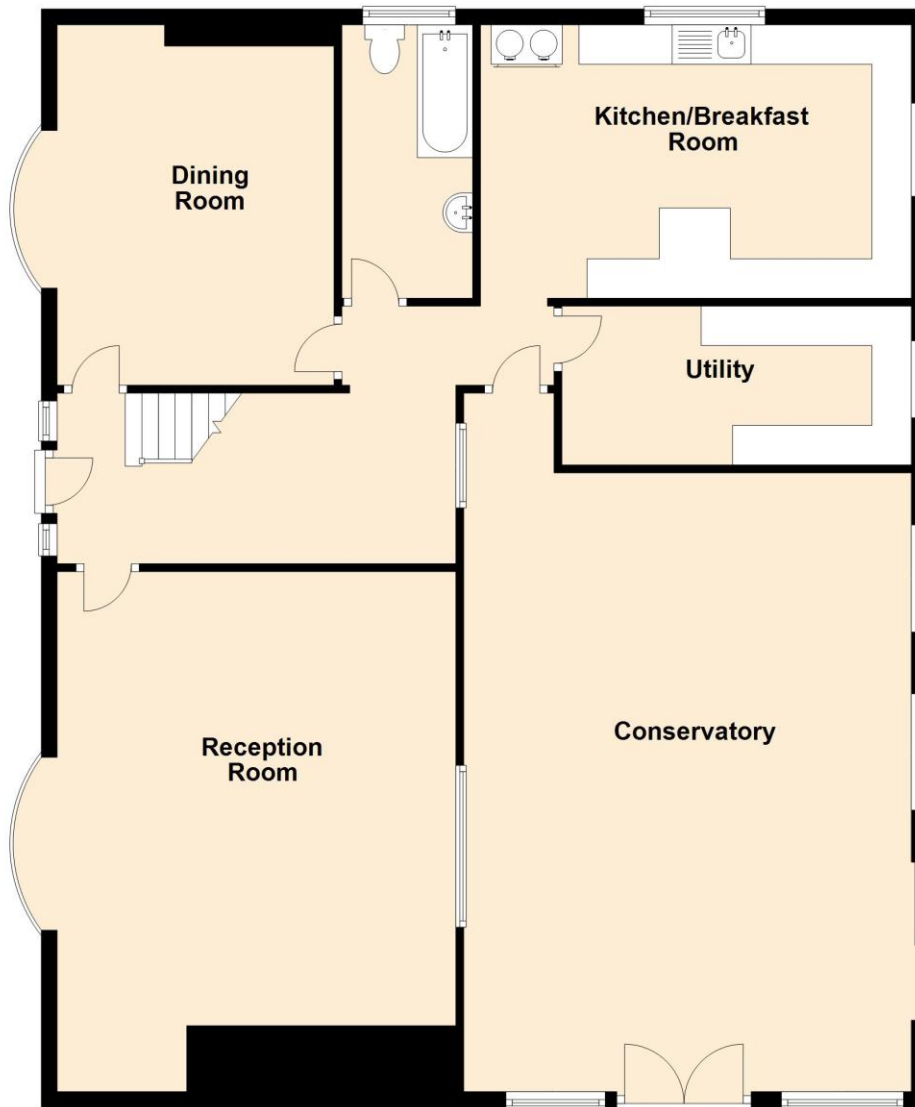
Roger Parry and Partners are delighted to bring to the sales market this substantial and adaptable home with generous accommodation in a convenient rural location. The house itself offering spacious gardens of 1.29 acres, along with a detached brick built stable block and work shop. There is a further field equalling 3.83 acres all offering the most beautiful countryside views and access to the Off's Dyke footpath. In brief the accommodation affords entrance hall, living room, dining room, kitchen, utility, conservatory and bathroom. To the first floor are four bedrooms and shower room.





Ground Floor

Approx. 147.3 sq. metres (1585.3 sq. feet)



First Floor

Approx. 69.5 sq. metres (748.1 sq. feet)



Total area: approx. 216.8 sq. metres (2333.4 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

LOCATION Situated in the popular Shropshire/Powys border village of Llandrinio, bordering Four crosses which has a good range of village amenities, including a convenience store, Church, vets and Primary School. Four Crosses is situated mid-way between the market towns of Oswestry and Welshpool on the A483 and is ideally situated for those wishing to commute with easy access on the B4393 Shrewsbury road, and onto Telford or the A483 Oswestry road onto Chester.

ENTRANCE HALL Through PVC front door, wood effect flooring, stairs rising to first floor, beams to ceiling, radiator, wall light and doors off to;

DINING ROOM 14' 9" x 11' 5" (4.5m x 3.5m) UPVC bay window to the front elevation, wood burner with tile hearth, beams to ceiling, wall and ceiling lights.

RECEPTION ROOM 21' 3" x 16' 4" (6.5m x 5m) Spacious room with steps down to the living area. Dual aspect with windows to the front and rear elevations, inset wood burner on tiled hearth with beam over, radiator, beams to ceiling, wall and ceiling lights.

KITCHEN 18' 4" x 10' 9" (5.6m x 3.3m) Fitted kitchen with range of wall and base units with works surfaces over, breakfast bar, inset sink with drainer, four ring hob with extractor hood over, 'Stanley' cooker, uPVC window to side and rear, tiled flooring, part tiled walls and ceiling light.

UTILITY 14' 5" x 5' 6" (4.4m x 1.68m) Fitted with wall and base units, work surface with sink and drainer below uPVC window overlooking the rear garden, tiled flooring, and ceiling light.

BATHROOM Three piece suit comprising panelled bath, low level WC and pedestal wash hand basin. Tiled

flooring, part tiled walls, window to the side elevation, radiator and ceiling light.

CONSERVATORY 23' 7" x 17' 8" (7.2m x 5.4m) Light and airy room with two uPVC windows to the rear elevation and sliding door, uPVC double doors to the side, tiled flooring, plumbing for washing machine, radiator and wall light.

FIRST FLOOR

LANDING Built in airing cupboard, radiator, uPVC window to the rear, ceiling light and doors off to;

BEDROOM ONE 17' 4" x 12' 9" (5.3m x 3.9m) Double room with uPVC window to the front and rear elevation, radiator and ceiling light.

BEDROOM TWO 15' 8" x 10' 10" (4.8m x 3.31m) Double room with uPVC window to the front and side elevation with views towards Rodney's Pillar, radiator, ceiling light, exposed beam and fitted cupboards.

BEDROOM THREE 10' 5" x 9' 10" (3.2m x 3m) Double room with uPVC window to the front elevation, built in cupboard, ceiling light and radiator.

BEDROOM FOUR 12' 5" x 6' 6" (3.8m x 2m) UPVC window to the rear and side elevation, radiator and ceiling light.

SHOWER ROOM Enclosed shower cubicle, low level WC, wash hand basin, uPVC window to the rear, ceiling light, radiator and part tiled walls.

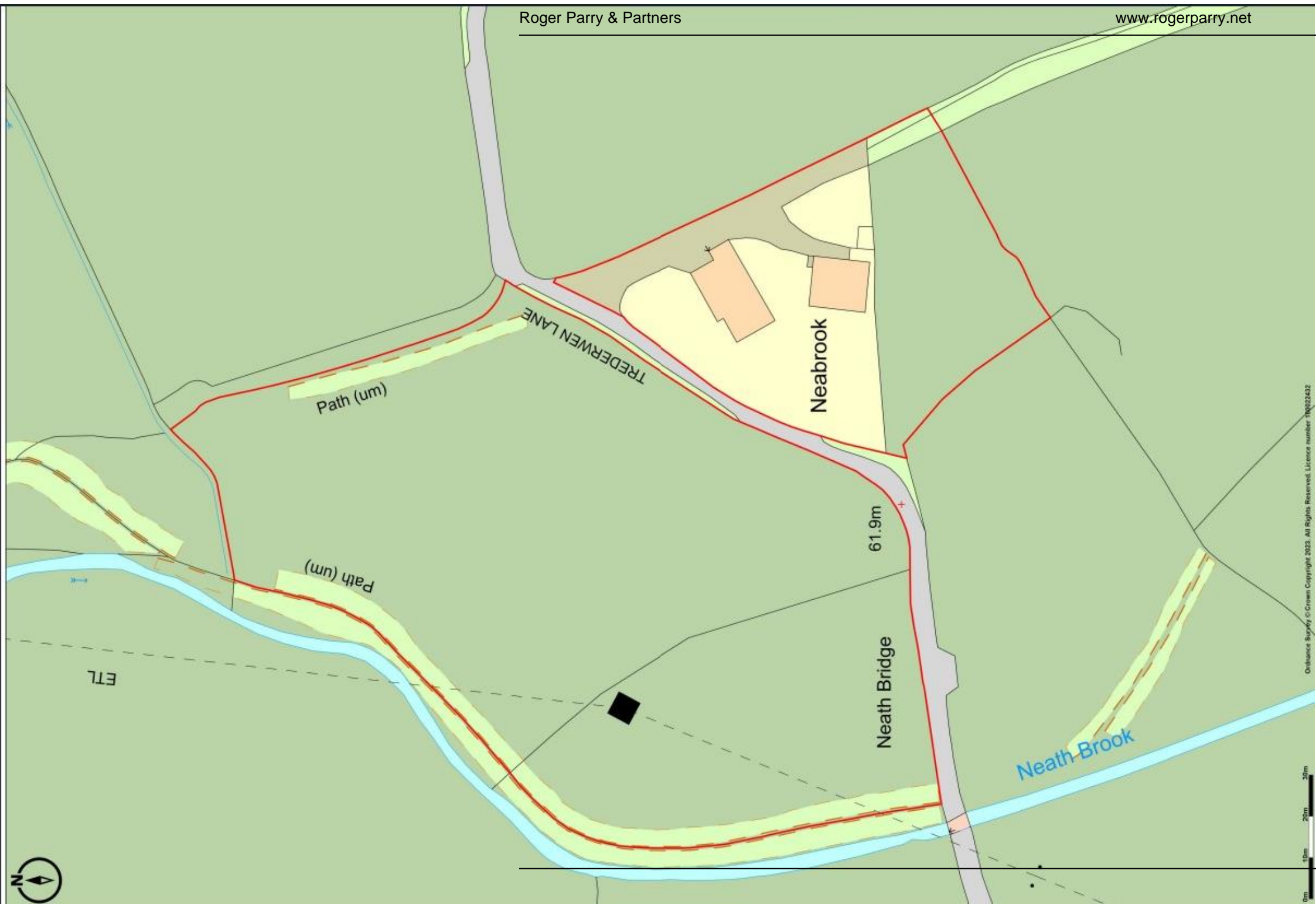
EXTERNAL

STABLES Brick built stables with three stable doors, power and water supply.

WORK SHOP Lean to work shop, with ample storage for vehicles, power and lighting.

GARDENS Beautiful wrap around garden, mainly laid to lawn with an array of flowers, shrubbery and trees. Driveway and turning area, raised pond, garden sheds and polytunnel. There is the Offa's Dyke footpath which runs along the one side of the boundary. Gated access onto Trederwen lane. The gardens extend to approximately 1.29 acres.

LAND On the opposite side of the lane, there are two fields to the amount of 3.82 acres.



General Services: Two water wells located on the property. One to provide for the house and one to provide for the stables. Septic tank and oil central heating.

Local Authority: Powys county council
Council Tax Band: F

EPC Rating: TBC

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:

Take the A483 out of Oswestry towards Welshpool, passing through Llanymynech on reaching Four Crosses turn left sign posted Llandrinio proceed along this road passing the Foxen Manor estate on the left hand side, proceed round the corner where and continue to the T-junction. Turn right here and then first left onto Trederwen Lane, proceed on this lane until you come to the property Neabrook which is located on your left hand sign.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office: The Estates Office,

Oswestry, Shropshire, SY11 2NU

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.