

Town & Country

Estate & Letting Agents



Briar Lodge , Babbinswood, SY11 4LL

Offers In The Region Of £1,100,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this truly wonderful country residence in superb condition set within ten acres of adjoining flat farmland with various outbuildings and detached potential annexe. Enjoying a secluded and private location and ideal for those looking to enjoy the equestrian or outdoors lifestyle, the property has been well maintained with lots of original character whilst offering spacious family accommodation with three/four bedrooms and five reception rooms. The outbuildings comprise a single storey building ideal for conversion (subject to planning), a large agricultural outbuilding, open fronted pole barn, large livestock shed and dog kennels. The private driveway leads down to the property with the paddocks located either side. The gardens are another wonderful feature with a man made lake and extensive lawns. Located on the edge of Babbinswood, all amenities are within a short drive away along with pretty Whittington with its castle and great primary school. Viewing is highly recommended to appreciate all that this property offers.

Directions



From our Oswestry office proceed out of the town onto the Whittington Road. At the roundabout proceed straight over heading towards Whittington. On entering the village proceed along until reaching the T junction. Turn right and head towards Babbinswood. Pass through the village and head towards Queens head. The entrance to the property will be found on the left hand side after approximately 1/2 a mile.

About the Area

Situated in the small hamlet of Babbinswood and with the pretty village of Whittington just a mile away, the area is ideally situated for those wanting to be rural yet still close to road and rail links making the cities of Liverpool, Manchester, Birmingham and London easily accessible. With a fantastic choice of both state and private schools locally including Oswestry School, Ellesmere College and Moreton Hall, it makes this the perfect location to raise a family. The traditional market town of Oswestry is just a few miles away which has all the necessary amenities along with a fantastic array of local independent retailers, a busy weekly market and a monthly farmers market.

Accommodation Comprises



Boot Room/Hallway/Utility

The boot room has a door out to the parking area, stone flagged floor, a window to the front, radiator, beamed ceiling, plumbing for a washing machine with worktop over., two built in storage cupboards and doors leading to the shower room and breakfast room.

Shower Room

The shower room has a high level w.c., radiator, wash hand basin with a mixer tap over, shower cubicle, a window to the side, extractor fan and a stone flagged floor.

Breakfast Room 11'4" x 8'7" (3.46m x 2.62m)



The breakfast room has window to the side and rear overlooking the fields and gardens, two radiators, stone flagged flooring and a beamed ceiling. The breakfast room opens out onto the kitchen.

Kitchen 16'9" x 14'2" (5.12m x 4.32m)



The well appointed kitchen is fitted with a good range of base and wall units in shaker style with solid block work surfaces over, inset Belfast sink with a mixer tap over, eye level microwave, space for an American fridge/ freezer, a window to the front, exposed wall timbers and beamed ceiling, central island unit with block work surface, Rangemaster double oven with large extractor fan over and glass splashback, integrated dishwasher, telephone point, understairs cupboard and doors leading to the sitting room and the dining room.

Additional Photograph



Sitting Room 13'9" x 11'10" (4.20m x 3.63m)



The lovely sitting room has windows to the front and the side overlooking the gardens, beamed ceiling, stripped floorboards, radiator, wall timbers, stairs leading to the first floor, inset Dimplex log burning stove with a wood surround and quarry tiled hearth, wall lighting and a telephone point. A door leads through to the lounge.

Lounge 15'11" x 14'8" (4.86m x 4.49m)



The lounge is another great reception room having an Oak door to the side and a window to the side, stripped floorboards, beamed ceiling, large central inglenook fireplace with an inset log burning stove

and a brick hearth with a beam over, wall lighting, stairs leading to the main landing area and doors leading to the dining room and the garden room.

Dining Room 24'4" x 10'2" (7.43m x 3.11m)



The large dining room will accommodate many guests with two windows to the side overlooking the fields and a window to the rear overlooking the garden. There are stripped floorboards, wall lights, radiator and double doors leading through to the garden room.

Garden Room 22'4" x 10'7" (6.81m x 3.25m)



The beautiful garden room has a beamed vaulted ceiling, stripped floorboards, two windows to the rear and two windows to the side all overlooking the gardens, French doors leading out to the garden, two radiators and an Efel log burning stove with a wood surround.

First Floor Landing/Potential Bedroom Four



The main landing area is another great flexible space and has a window to the side, radiator, roof light and spotlighting. Providing a great space for a home office, a quiet place for relaxing or a potential fourth bedroom. Doors lead to two bedrooms and the family bathroom.

Bedroom Two 12'2" x 10'0" (3.71m x 3.05m)



A good sized double bedroom having windows to the side and the rear taking in the views. There are stripped floorboards, ceiling timbers, radiator and spotlighting.

Bedroom Three 14'10" x 13'8" (4.53m x 4.19m)



An other good sized double bedroom having a

window to the side, stripped floorboards, ceiling timbers, vaulted ceiling, cast iron fireplace with an oak beam over, built in wardrobe and dressing table and a radiator. A door also leads out to the second staircase.

Family Bathroom 11'6" x 4'7" (3.51m x 1.42m)



The family bathroom is fitted with a corner bath with mixer taps over and shower head, stripped floorboards, heated towel rail, wash hand basin, low level w.c., part tiled walls, extractor fan and an airing cupboard with shelving.

Second Landing

The second landing has a roof light and leads to two of the bedrooms.

Master Bedroom 19'1" x 16'6" (5.83m x 5.05m)



The main bedroom is a fantastic space and offers comfortable accommodation with two windows to the front, a window to the side, stripped floorboards, exposed wall timbers, spotlighting, two radiators, built in wardrobes, built in cupboards offering great storage and a door leading to the en suite.

Additional Photograph



En Suite 9'11" x 7'10" (3.03m x 2.39m)



The luxurious en suite is fitted with a bath with central mixer tap and shower head, heated school style radiator and towel rail, low level w.c., wash hand basin on a vanity unit with a mixer tap over, separate shower cubicle with a mains shower and two shower heads, stripped floorboards and a shaver light.

To The Outside



Driveway



The property is approached from the main road along its own tree lined private driveway which at its end forks left to the agricultural buildings and right to the house making it ideal for those wanting to separate the house from the buildings if desired. The paddocks are located at each side of the driveway with gated access.

Additional Photograph



Parking

The driveway opens out onto the extensive gravelled parking and turning area for several vehicles. There is a large Indian stone patio area to the front of the house along with a greenhouse and shrubs.

Covered Entertaining Area



Additional Photograph



Additional Photograph

Gardens



Additional Photograph



Additional Photograph



Additional Photograph



Lake



Additional Photograph



Kennels

There are three purpose built kennels with dog runs and covered shelter. To the front of the kennels there are raised fruit and vegetable beds and a pathway leading to the annexe.

Annexe



The brick built annexe building has great potential for conversion to provide possible self contained accommodation for extended family, holiday let/business potential or simply additional living accommodation (subject to planning). There is a separate toilet/ utility area measuring 2.63m x 1.51m with a low level W/C, Belfast sink with a mixer tap, plumbing for a washing machine, wall heater, stone flagged floor and a door to the front. The annexe is split into two rooms. The first room (6.40m x 4.26m/20'11" x 13'11") has two windows to the rear, window to the front, sink unit and a door to the front. A door leads through to the second room. The second room (6.85 x 4.26m/22'5" x 13'11") has two windows to the rear, a window to the front and side and double doors to the front.

Additional Photograph



Additional Photograph



Second Kennel



There is a second enclosed area ideal for dogs or housing chickens.

Agricultural Building 65'0" x 32'5" (19.82m x 9.89m)



The agricultural farm building constructed of steel frame and block with Yorkshire boarding offers a fantastic space for farm machinery and for housing livestock being double storey height (15ft at the maximum) with two large doors to the side and at the far end. The interior is sub divided into holding areas with cold water supply, 3 phase electricity and lighting. Ideal for use as stabling, to the outside there is also a fenced off area with concrete hardstanding for turning out animals.

Additional Photograph



Pole Barn 45'5" x 19'4" (13.86m x 5.90m)

The open fronted pole barn is double storey and offers a great space for storage.

Livestock Shed 59'9" x 33'2" (18.22m x 10.12m)



The livestock shed is located at the far end of the farm yard and has an open fronted feeding area along with doors to both ends opening onto the field and hardstanding area. This is another superb space which is ideal for providing stabling for horses.

Paddocks



The well drained flat paddocks are ideal for those with equestrian needs. Extending to around ten acres in total and split into six separate fields all have good fencing, water supply and hedging.

Additional Photograph



Additional Photograph



Additional Photograph



Additional Photograph



Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band F.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

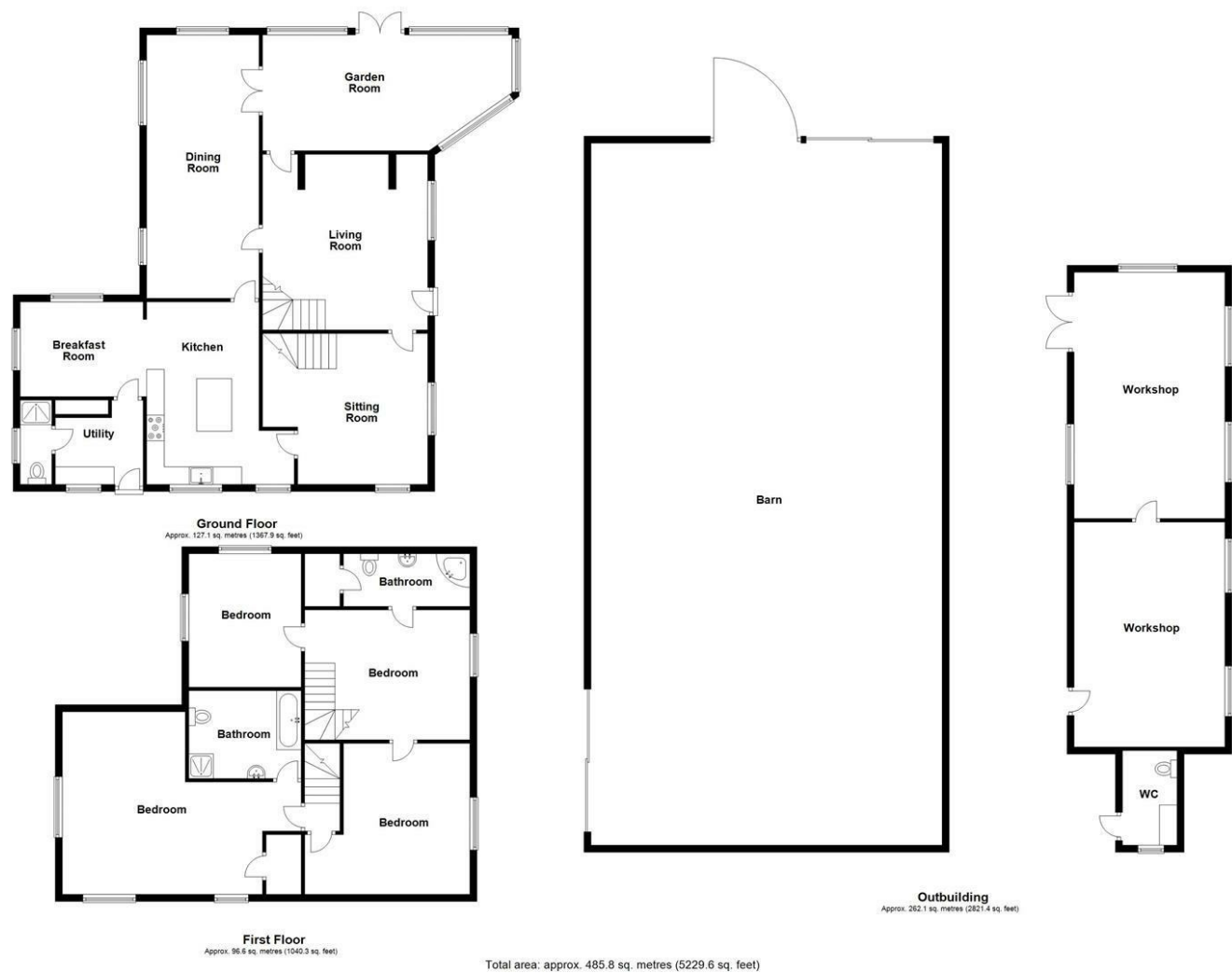
Saturday: 9.00am to 4.00pm

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

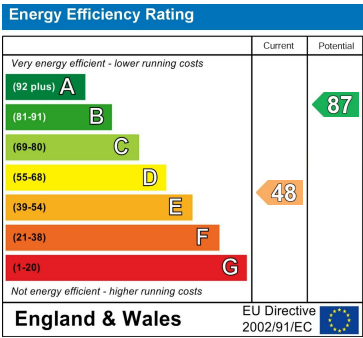
Floor Plan



Area Map



Energy Efficiency Graph



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