

# Town & Country

Estate & Letting Agents



**School House Oak Farm Lane, West Felton, SY11 4JR**

**Chain Free £325,000**

WITH NO CHAIN Town and Country Oswestry are honoured to offer to the market this EXCEPTIONAL RENOVATED & EXTENDED SCHOOL HOUSE MODERNISED TO A VERY HIGH STANDARD BUT KEEPING IT'S CHARM THROUGHOUT. The property boasts an impressive kitchen/family room, designed to a very high specification and is certainly the hub for all family gatherings. Situated on the edge of village of West Felton with countryside views and walks close to hand. Viewing is highly recommended.



### Directions

From our office proceed up Willow Street and turn left onto Welsh Walls. Continue along, round the bend until reaching the junction. Turn left and at the traffic lights proceed straight ahead. Follow the road until reaching the junction with Salop Road. Turn right and continue along until reaching the roundabout at Mile End. Take the second exit towards Shrewsbury. Continue along taking the turning for Queens Head and then proceed into the village of West Felton. Turn left onto School Road and follow along. Turn right onto Oak Farm Lane where the property will be found on the left.

### Overview

The School House has been renovated and extended to a very high standard. Each room has been thoughtfully designed throughout and this is an absolutely perfect home for a family or those that are looking for a property that has character but modernised. The kitchen/family room is a real feature of this property, designed with families in mind and with lots of natural light streaming in. The School House is situated on the edge of the popular village of West Felton with a rural outlook and many countryside walks and activities available on your doorstep. The ground floor has underfloor heating throughout and high level soft LED lighting in the family room. West Felton is a popular residential village situated some 4 miles from the market town of Oswestry. The village enjoys a shop, post office, primary school, public house, church and village hall all of which go to serve the villages day to day needs. The A5 trunk road is less than ¼ mile away and gives easy access to The Midlands, Shrewsbury and Telford and to the North West Wrexham and Chester.

### Accommodation Comprises

#### Hallway

Having a part glazed door to the front, high ceilings, wood flooring, a glazed door to the rear, under stairs storage area, stairs leading to the first floor, spot lights, doors to the lounge, dining/bedroom three, utility area, glazed door to the family room/kitchen and a cloakroom off.

#### Utility Room 8'1" x 4'2" (2.47 x 1.27)

With base and wall units, plumbing for a washing machine and a stainless steel sink with a mixer tap.

#### Lounge 11'10" x 11'9" (3.61 x 3.59)



A lovely inviting room which has been beautifully decorated, having a bay window to the front, high ceiling, polished oak flooring, a warming log burning stove inset on a slate hearth. This is the room to snuggle up and relax on a winters evening.

#### Cloakroom

With a window to the rear, oak flooring, WC and spot lights.

#### Dining Room /Bedroom Three 12'3" x 9'10" (3.74 x 2.99)



A light and airy room having two windows to the side, polished oak flooring, high ceiling, fireplace provision and an archway to the family room. This would make a great third bedroom.

#### Additional Photograph





### Kitchen/Family Room 19'5" x 24'10" (5.92 x 7.58)



The kitchen is the heart of any home undoubtedly and this kitchen/family room has been designed with all that in mind. A great area for entertaining family and friends which extends out into the garden having bi-fold doors on three sides of the room, vaulted ceiling, oak flooring, a window to the rear, glass cabinets with lighting, base and wall fitted kitchen units with large soft close drawers, oak block work surfaces over, integrated dishwasher, Smeg ceramic hob, eye level Whirlpool oven and integrated microwave. Space for a fridge, 1½ bowl sink with a mixer tap, a window to the rear and Island unit and breakfast bar.

#### Additional Photograph.



#### Additional Photograph..



### Additional Photograph...



### Additional Photograph....



### Landing



Having lovely arch windows to the side, study area, spot lights, vaulted ceiling, a radiator and a banister with glazed panelling. Doors lead to the bedrooms and bathroom.



### Bedroom One 11'10" x 10'8" (3.61 x 3.24)



Having a window to the front, built-in alcove wardrobes with shelves and rails, a radiator and spot lights.

### Bedroom Two 9'9" x 11'9" (2.98 x 3.59)



Having a window to the side, built-in wardrobes with shelves and rails, a radiator and spot lights.

### Family Bathroom 7'2" x 8'1" (2.19 x 2.47)



This family bathroom has been designed to a high standard and has a window to the rear, wash hand basin on a vanity unit with a mixer tap over, WC, free standing bath with a central freestanding mixer tap and shower head, a separate shower cubicle with a rainfall head and separate shower head, tiled flooring, fully tiled walls, vertical column style radiator and spot lights.

### To the Front of the Property



The property is approached through gates onto a driveway and gravelled parking area for several cars leading to the garage. With a log store and timber gates to the rear garden.

### Additional Photograph.....



### Garage 11'4" x 18'7" (3.46 x 5.67)

This is wider than an average garage. With an up and over sectional door, a window to the side, part glazed door to the side and spot lights.

### Gardens



The gardens to the side and rear are of a good size, with a slated patio area around the house with a large lawned area beyond with raised beds. The garden to the rear has a shed, oil tank and outside lighting. An ideal outside space for children and pets and also a great area to entertain family and friends on a summers evening.

### Additional Photograph.....



### **Hours of Business**

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

### **Viewing**

STRICTLY BY PRIOR APPOINTMENT WITH  
TOWN AND COUNTRY ON 01691 679631

### **To Make an Offer**

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

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.

### **Money Laundering Regulations**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

### **Town and Country Services**

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) -  
VERY COMPETITIVE FEES FOR SELLING.

### **Additional Information**

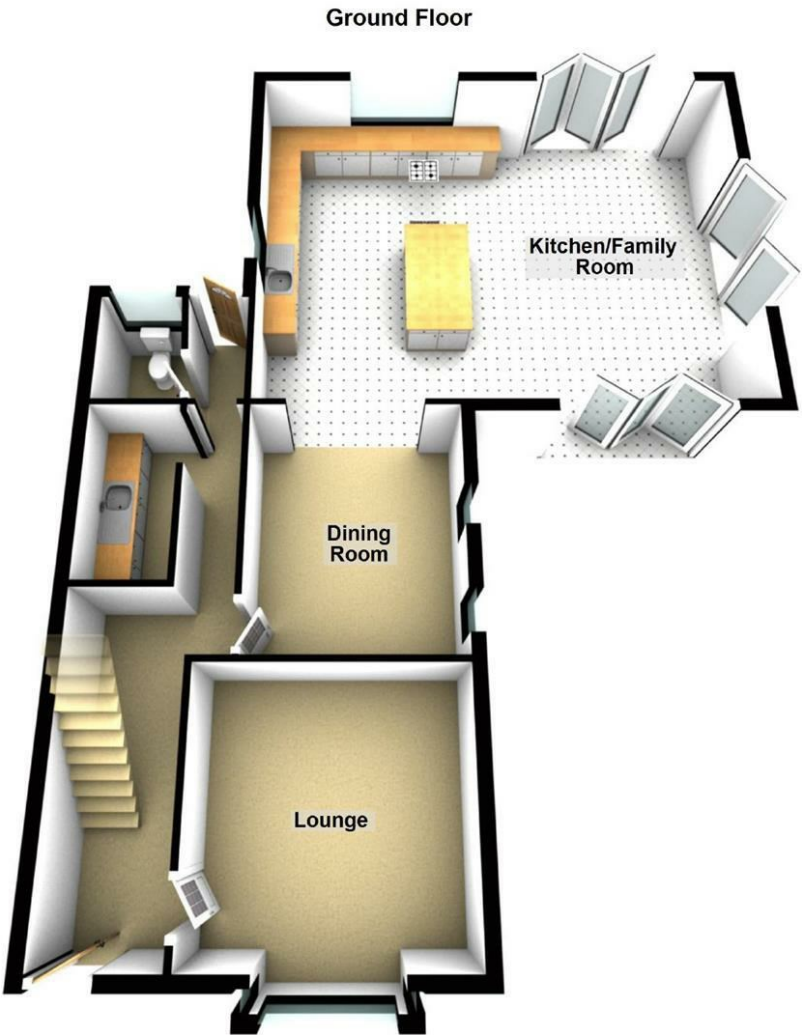
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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



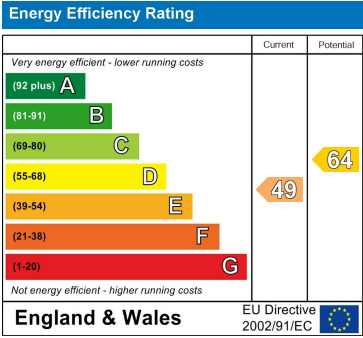
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA  
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk