



FOR SALE

Offers in the region of £499,999

## Red Castle House, Selattyn, Oswestry, SY10 7LL

A substantial five-bedroom detached country home offering potential for complete refurbishment whilst benefitting from land and gardens which extend, in all, to around 2.9 acres, alongside a number of versatile outbuildings, peacefully situated in a rural position on the outskirts of the village of Selattyn.



Oswestry (4 miles), Ellesmere (9 miles), Wrexham (12 miles) Shrewsbury (22 miles).

All distances approximate.



- **Five-Bedroom Country Property**
- **Circa 2,000 sq ft**
- **In need of complete refurbishment**
- **Versatile Outbuildings**
- **Ext to approx. 2.9ac**
- **Rural Setting**

## SITUATION

Redcastle House is situated in a pleasant rural position on the outskirts of the popular village of Selattyn, which boasts a range of day-to-day amenities, including Church, Public House, and Primary School, whilst retaining a convenient proximity to the nearby thriving market town of Oswestry, the third largest centre in the county and benefitting from a wide array of facilities, including Schools, Supermarkets, Medical Facilities, Restaurants, Cultural Attractions, and a selection of Public Houses. The county centres of Wrexham and Shrewsbury lie to the north and south respectively and enjoy a comprehensive offering of amenities. Access to the wider is usefully provided, by car, via the nearby A5 and by rail at Gobowen Train Station (approx. 3 miles).

## W3W

[///lakes.composts.tradition](http://lakes.composts.tradition)

## SCHOOLING

The property is located within a convenient proximity to a number of well regarded state and private schools, including Selattyn C of E Primary, Weston Rhyn Primary, Gobowen Primary, Derwen College, The Marches School, Oswestry School, Moreton Hall School, and Ellesmere College.

## DIRECTIONS

Leave Oswestry to the north via the B4579 until reaching the village of Selattyn, where, shortly after passing the primary school on your left, a right hand turn leads on to Nant Lane. Continue on Nant Lane, following the road round to the right for around 0.5 miles where the property will be positioned on the left, identified by a Halls "For Sale" board.

## DESCRIPTION

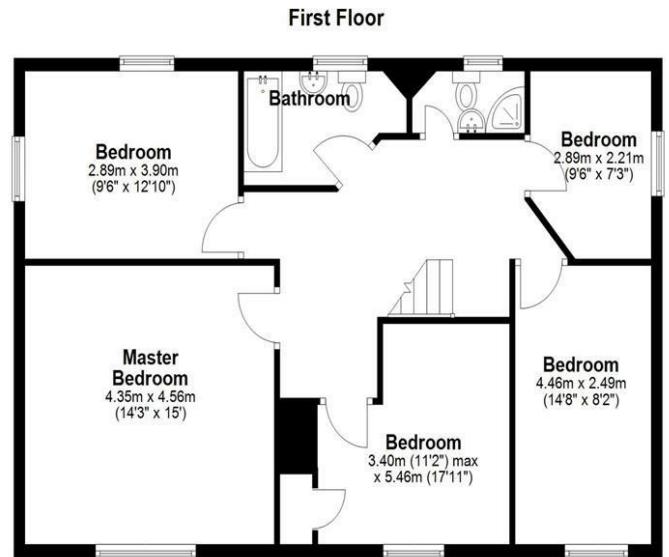
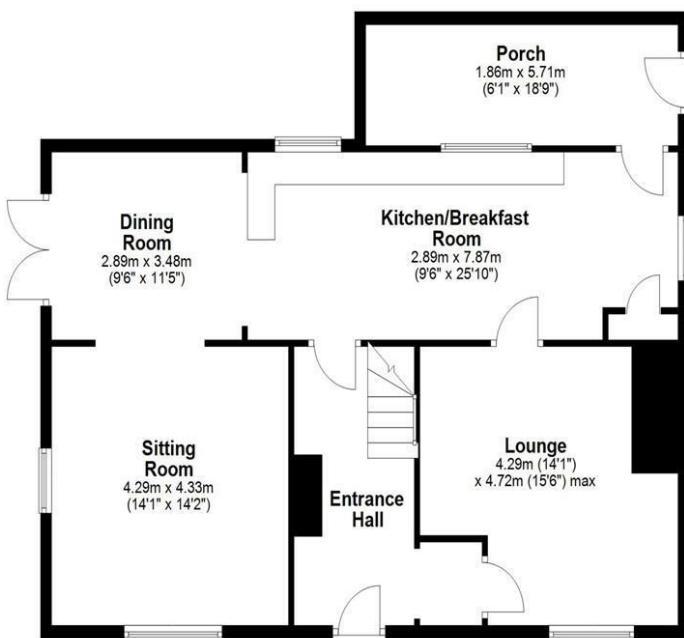
Halls are delighted with instructions to offer Red Castle House in Selattyn for sale by private treaty.

Red Castle House is an attractive, detached five-bedroom country property offering approximately 2,000 sq ft of characterful and flexible living space arranged over two generous floors. While full of charm, the accommodation now presents a valuable opportunity for substantial improvement and modernisation and presently comprising, on the ground floor, an Entrance Hall, Living Room, Sitting Room, Dining Area, Kitchen/Breakfast Room, and Rear Porch, together with five first-floor Bedrooms served by a Shower Room and Bathroom.

The property is enviably situated within land and gardens which extend, in all, to around 2.9ac, with, to one side of the property, generous gardens enjoying a desirable southerly aspect and comprising an expanse of lawn with various seating areas. Positioned to the north-east of the property is a pasture paddock providing excellent potential for the grazing for a variety of livestock, including horses and ponies.



**Ground Floor**



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception  
Room/s



5 Bedroom/s



2 Bath/Shower  
Room/s



## THE PROPERTY

The property is entered via a front door that opens into a welcoming Entrance Hall, with stairs rising to the first floor. To the right, a door leads into a cosy Living Room featuring quarry tiled floors, exposed ceiling timbers, a front-facing window, and a centrally positioned multi-fuel burner set within a recessed inglenook. Although full of character, the space now offers clear scope for refurbishment. A further door connects to a spacious Kitchen/Breakfast Room, where the quarry tiled flooring continues and a range of dated base units with work surfaces over offer an excellent opportunity for modernisation, along with ample space for a breakfast table.

The Kitchen/Breakfast Room segues, via a planned walkway, through to a Dining area, this allowing for a wonderfully open-plan feeling. Double-opening doors from the Dining Area lead directly onto a patio, presenting excellent potential for entertaining, while the space itself would benefit from some updating. From the Dining Area, another walkway leads into a well-proportioned Sitting Room, featuring dual-aspect windows and offering versatile options for use as an additional Reception Room, Family Room, or Home Office, with scope for refurbishment to suit modern living. The ground floor accommodation is completed by a Rear Porch/Boot room which enters which offers secondary access and enters into the Kitchen.

Stairs rise from the Entrance Hall to a spacious first-floor landing, providing access to four generously proportioned Bedrooms and a fifth single Bedroom/Study, all of which enjoy elevated views over the surrounding area. The accommodation is served by both a Bathroom and a Shower Room, which, along with the bedrooms themselves, offer significant scope for refurbishment and modernisation, making the property an ideal project for a larger family seeking to update a characterful home.

## OUTSIDE

Redcastle House is nestled with land and gardens which extend, in all, to around 2.9 acres and is is approached off a quiet country lane onto a concrete parking area positioned to the north of the dwelling, this providing ample space for multiple vehicles.

The home is surrounded on three sides by generous gardens which enjoy a desirable southerly aspect and presently feature expanses of lawn interspersed with, and bordered by, a range of established trees and floral/herbaceous beds, alongside an attractive paved patio area situated alongside the Dining Room. The gardens offering excellent potential for further landscaping.

The north-eastern aspect of the grounds comprises a substantial pasture paddock, predominately in grassed and retained within mature hedge boundaries, with a number of maturing trees. The paddock offers excellent potential for a variety of usages, with scope for the grazing of a range of livestock, including horses and ponies, and the implementation of agricultural or equestrian development (LA consent permitting).

## OUTBUILDINGS

Redcastle House is complemented by a number of versatile outbuildings, currently arranged to serve the vendor's cattery business but with scope for a plethora on onward usages:

Workshop (Approx. 8.87m x 4.50m)

Cattery Building One (Approx. 16.60m x 4.76m): A recently constructed and fully insulated building benefitting from power, lighting and water. Presently arranged with a Reception Area which opens into a central hallway, from where 14 separated kennels can be accessed.

Cattery Building Two (approx. 6.89m x 4.01m): With a Porch opening into a Reception Area, from where a door leads into a central corridor allowing access to five kennels and a store room.

## THE ACCOMMODATION COMPRISES

- Ground Floor -

Rear Porch: 1.86m x 5.71m

Kitchen/Breakfast Room: 7.87m x 2.89m

Dining Area: 2.89m x 3.48m

Sitting Room: 4.29m x 4.33m

Entrance Porch:

Living Room: 4.29m x 4.72m (max)



#### - First Floor -

Bedroom One: 4.35m x 4.58m

Bedroom Two: 2.89m x 3.90m

Bedroom Three: 3.40m x 5.46m (max)

Bedroom Four: 4.46m x 2.49m

Bedroom Five: 2.89m x 2.21m

Bathroom:

Shower Room:

#### TENURE & POSSESSION

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

#### SERVICES

The property is understood to benefit from mains water and electricity. Drainage is to a private system.

#### LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

#### COUNCIL TAX

The property is in Band ' D ' on the Shropshire Council Register.

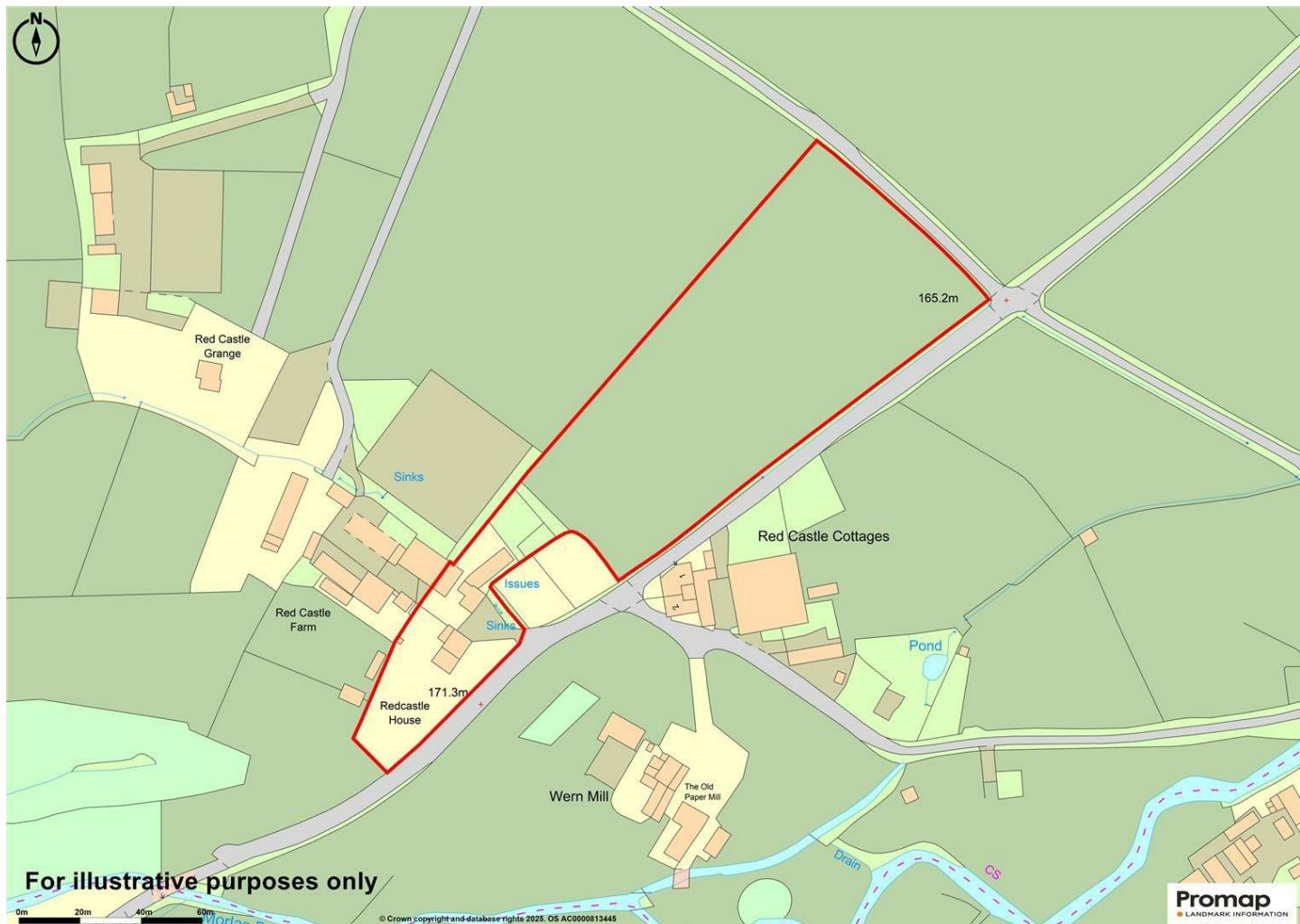
#### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

#### VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602.



**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



01691 622602

Ellesmere Sales

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW

E: [ellesmere@hallsgb.com](mailto:ellesmere@hallsgb.com)



[OnTheMarket.com](http://OnTheMarket.com)



**IMPORTANT NOTICE.** Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.