



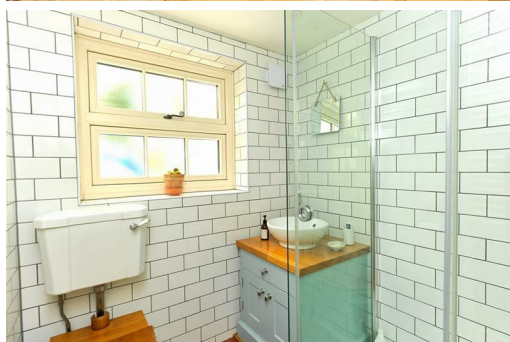
FOR SALE

Offers in the region of £385,000

The Old Gate House, Brongarth, Oswestry, Shropshire, SY10 7LY

A tastefully improved Two/Three bedroom detached country cottage (Former Toll Cottage and Post Office/Village Stores) dating back to Georgian times when the property was originally two cottages. The Old Gate House enjoys a delightful situation with surrounding countryside views and briefly comprises: Living Room with feature fireplace, Spacious Dining Room with feature fireplace, Study/Ground Floor Bedroom Three, Re-Fitted Kitchen, Re-Fitted Ground Floor Shower Room, First Floor Landing, Two Double Bedrooms, Oil Fired Central Heating, UPVC Double Glazing, Driveway providing ample off-road parking, Workshop, Garden Store and a generous elevated rear garden with seasonal views towards Chirk Castle. Early Viewing Recommended.





- Detached Country Cottage
- Former Toll Cottage/Post Office/Village Stores
- Living Room with feature fireplace
- Views Towards Chirk Castle
- Ground Floor Shower Room
- Elevated Gardens and Views

LOCATION

The Old Gate House enjoys a delightful situation with views towards Chirk Castle. The area is renowned for its lovely countryside walks, fishing and cycling. The famous Chirk aqueduct (world heritage site) is in the near vicinity together with the picturesque Ceiriog Valley. There are excellent commuter links via rail at both Chirk and Gobowen and road via the A483 linking up to Wrexham, Chester and the North West together with Oswestry, Shrewsbury and West Midlands.

DIRECTIONS

From Weston Rhyn, take the Bronygarth road from the mini- roundabout by the shop. Upon entering Bronygarth, the property will be found on the left hand side.

THE ACCOMMODATION

A UPVC entrance door leads into:-

LIVING ROOM

11'5" x 15'1" (3.50m x 4.60m)

With UPVC double glazed windows to front and rear elevations with bespoke window shutters, cast iron radiator, feature fireplace with cast iron multi fuel stove and tiled hearth, exposed engineered oak flooring.

DINING ROOM

11'5" x 16'4" max (3.50m x 5.00m max)

With UPVC double glazed window with bespoke window shutters, exposed engineered oak flooring, feature part wood panelling to one wall, two cast iron radiators, feature brick chimney breast with cast iron multi fuel stove inset, stairs to first floor accommodation, under stairs recess, high level electric meter/fuse box cupboard. Step up to:

STUDY/BEDROOM THREE

10'5" x 13'1" (3.20m x 4.00m)

With triple aspect UPVC double glazed windows, two cast iron radiators, exposed engineered oak flooring.

KITCHEN

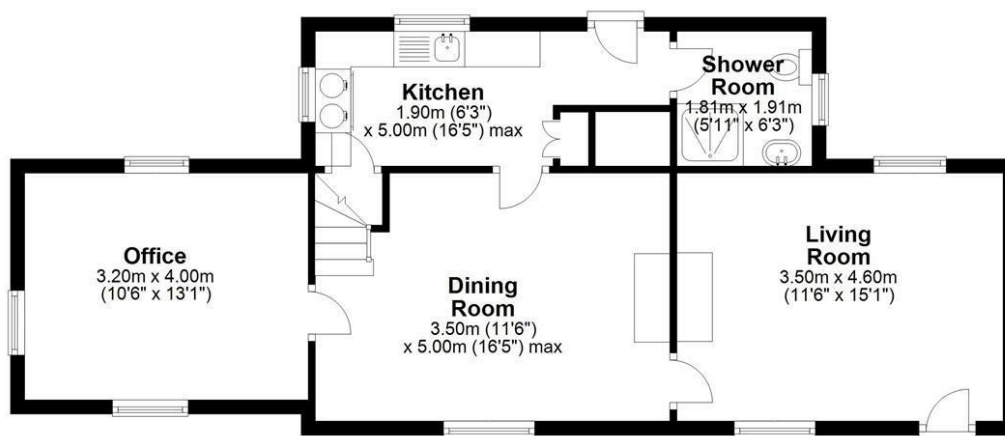
6'2" x 16'4" max (1.90m x 5.00m max)

With dual aspect UPVC double glazed windows, a bespoke range of fitted floor units, storage units to include pantry and concealed appliance storage, space for ESSE electric range cooker (which may be made available by separate negotiation), double Belfast style sink with mixer tap, wooden worktops/drainers, recessed spotlighting and quarry tiled floor, UPVC part double glazed stable door to rear.



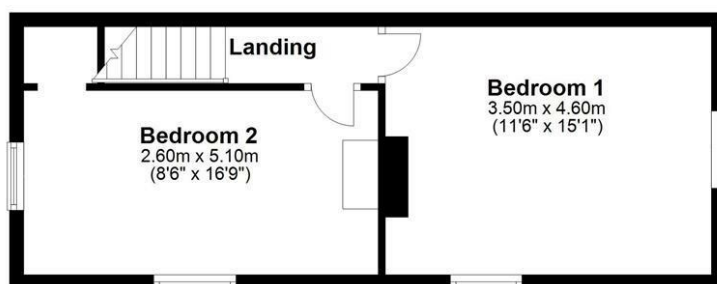
Ground Floor

Approx. 61.1 sq. metres (657.5 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.2 sq. feet)



Total area: approx. 95.3 sq. metres (1025.7 sq. feet)

The Old Gate House

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



2 Bedroom/s



1 Bath/Shower
Room/s



GROUND FLOOR SHOWER ROOM

With UPVC double glazed window to side elevation, a bespoke re-fitted suite with low flush WC, vanity wash hand basin with mixer tap and storage below, double width shower unit with rainwater style shower head, glazed screen/door, recessed spotlighting, extractor, heated towel rail, fully tiled walls, quarry tiled floor.

FIRST FLOOR LANDING

With cast iron radiator, leading to:-

BEDROOM ONE

11'5" x 15'1" (3.50m x 4.60m)

With dual aspect UPVC double glazed windows with bespoke window shutters, loft hatch, two cast iron radiators.

BEDROOM TWO

8'6" x 16'8" (2.60m x 5.10m)

With dual aspect UPVC double glazed windows with bespoke window shutters, two cast iron radiators, feature cast iron former fireplace, loft hatch, steps lead up to a useful recessed storage area.

GARDENS AND GROUNDS

Double wooden gates lead onto a brick paved and gravel driveway with access to Workshop which benefits from power and lighting. There is an outside sink, oil storage tank, bin store, log/coal store, external Worcester central heating boiler and an outside tap together with outside lighting. Steps lead up to an extensive elevated lawn garden with an attractive array of flowers, trees and shrubs inset in cottage style beds and borders. There is a large garden storage shed and vegetable patch. The gardens enjoy most delightful countryside and seasonal views towards Chirk Castle.

TENURE

We understand from the vendor(s) that the property is Freehold, confirmation of this should be sought by the prospective purchasers solicitor.

LOCAL COUNCIL

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

COUNCIL TAX

Council Tax Band 'D' as displayed on the council register.

VIEWING

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples; Passport/Photographic Driving Licence and a recent Utility Bill.



AGENTS NOTE

The vendors have carried out tasteful and sympathetic modernisation to include:

- * New high quality wood effect UPVC double glazed windows and bespoke front door.
- * New external Worcester oil fired central heating boiler.
- * New bespoke Kitchen and Shower Room.
- * Vintage toggle style switches throughout downstairs.
- * Re-roofing and guttering.
- * Exterior Workshop and Garden Store
- * The vendors advise that there was planning granted 31st July 2013 for the erection of a first floor extension to the rear elevation to include an additional bedroom and upstairs bathroom which has now lapsed - application number -13/03045/FUL.

JAPANESE KNOTWEED

The vendors have also advised that there is Japanese Knotweed situated in a small area behind the Workshop at the rear of the property. There is management treatment plan which is covered by a guarantee. They have informed us that this does not impact on the amenity of the garden as the area is located on a steep uneven slope away from the house.

AGENTS NOTE

The photographs were taken in May 2023.

FOR SALE

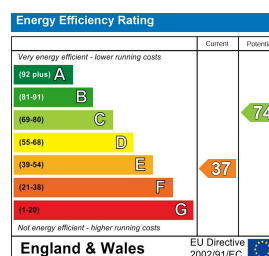
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

Oswestry Sales

20 Church Street, Oswestry, SY11 2SP
E: oswestry@halls.gb.com



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