

Roger Parry & Partners

Tanat House Market Street, Llanrhaeadr Ym Mochnant, Oswestry, SY10 0JN





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Offers In The Region Of £265,000

An attractive four bedroom stone cottage dating back to 1750's located in the sought after Village of Llanrhaeadr-ym-Mochnant. Tanat House is well presented and retains many original features, including a log burner fire, beamed ceilings and exposed stone walls. In brief the accommodation affords Living room, dining room, kitchen, and cloakroom. To the first floor area four bedrooms, bathroom and ensuite. The property benefits from uPVC double glazing throughout and Solar panels.













LOCATION
The property occupies an enviable position in the heart of this most popular Village approximately 9 miles West of the busy market Town of Oswestry. Being totally self sufficient with amenities including primary school, healthcare centre, supermarket, independent stores, church, restaurants and public houses. Surrounded by beautiful countryside and walks and offering ease of access back to Oswestry, Welshpool and Shrewsbury.

ACCOMMODATION

LIVING ROOM
11'8 x 12 (3.56m x 3.66m)
Dual aspect room with uPVC window to the front and side elevations, inset wood burner set on slate hearth, beam to ceiling, spotlighting, solid Oak flooring and radiator. Opening into;

DINING ROOM
12'5 x 13 (3.78m x 3.96m)
With uPVC door and window to the front, continuation of Oak flooring, exposed stone wall with inset wood burner, spotlighting and beam to ceiling. Door into;

KITCHEN
8'10 x 10'3 (2.69m x 3.12m)
A bespoke fitted kitchen with a range of wall and base units with Granite work surfaces over, inset sink with mixer tap and drainer below a uPVC window to the front. Integral Neff appliances to include oven and grill, electric hob with extractor hood over, and extractor fan. Oak flooring, and spotlighting. A uPVC door leads into a long additional room, offering storage space and retaining an original external door dating from the 1750s.

CLOAKROOM
4;8 x 3'1 (1.22m;2.44m x 0.94m)
WC, wash hand basin, tiled walls, wood flooring, ceiling light and window to the rear.

FIRST FLOOR
Landing space with window to the rear, radiator and ceiling light. Doors off too;

BEDROOM ONE
10'10 x 12'9 (3.30m x 3.89m)
A beautiful double room with uPVC window to the front with window seat, feature fireplace, ceiling light and radiator.

BEDROOM TWO
13 x 7'9 (3.96m x 2.36m)
Double room with uPVC window to the front, ceiling light and radiator. Door into;

ENSUITE
5'5 x 10'5 (1.65m x 3.18m)
Suite comprising enclosed shower cubicle, low level WC and wash hand basin. UPVC window to the rear, ceiling light, underfloor heating, radiator and tiled flooring.

BEDROOM THREE
11'1 x 8'5 (3.38m x 2.57m)
Double room with window to the front elevation, built in storage cupboard, ceiling light and radiator.

BEDROOM FOUR
8'11 x 7'9 (2.72m x 2.36m)
Currently used as an office, with uPVC window to the front, ceiling light and radiator.

BATHROOM
5'11 x 5'10 (1.80m x 1.78m)
White suite comprising panelled bath, low level WC and wash hand basin. Tiled flooring, uPVC window to the rear, radiator, extractor fan and ceiling light.

NOTE
Please note the property does have a flying freehold. The second bedroom and ensuite is over the neighbouring property.

AGENT NOTE
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric, water and drainage services are connected along with Solar panels. We understand the Broadband Download Speed is: Standard 17 Mbps & Ultrafast 1800 Mbps. This information is from ofcom, however the owner has informed us she gets up to 1 Gbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING
We understand the council tax band is D - Powys. We would recommend this is confirmed during pre-contact enquires.

SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan
(not to scale - for identification purposes only)



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Approximate total area(1)

94.9 m²

1021 ft²

Reduced headroom

1.1 m²

12 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority: Powys
Council Tax Band: D
EPC Rating: D
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:

WHAT3WORDS: ///limiting.inclines.ordeals

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Oswestry Office:
23 Church Street, Oswestry, Shropshire, SY11 2SU
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 t o 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 s hould 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 b een 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.