



# BOWEN

PROPERTY SINCE 1862



Offers in excess of £495,000

 3 Bedrooms  2 Bathrooms  Land - 0.57 acres

The Whitehouse, Crickheath, Oswestry,  
Shropshire, SY10 8BW

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### General Remarks

Bowen are delighted with instructions to offer White House at Crickheath for sale by private treaty. Set within most generous gardens and grounds extending to circa 0.57 acres, the property offers a tranquil rural location, yet is easily accessible from the surrounding centres and road network.

The reception rooms are well proportioned and offer an attractive combination of character features alongside modern fixtures/fittings. Bordered by open countryside, the sale of White House provides purchasers with the opportunity to enjoy all benefits of countryside living in this sought after hamlet of Crickheath.

**Location:** The property is situated in a tranquil rural location within Crickheath which is surrounded by stunning open countryside ideal for a host of outdoor pursuits. The location also provides easy access to the Breidden Hills and the nearby Berwyn Mountains. The nearby villages of Knockin and Llanymynech offer a wider range of local amenities including post offices, village shops, medical centre



and public houses. The location also provides easy access to the A5 and A483 providing direct routes to the larger market towns of Oswestry, Shrewsbury, Welshpool as well as the motorway network beyond. The nearby train stations at Shrewsbury and Gobowen offer services to many of the larger centres.

### Accommodation

At the front of the property a large gated driveway provides ample parking and access to:

**Covered Veranda:** 27' 5" x 5' 3" (8.36m x 1.59m)  
With entrance door into:

**Porch:** 5' 3" x 5' 9" (1.60m x 1.76m) With quarry tiled floor and door into:

**Dining Room:** 15' 0" x 15' 9" (4.56m x 4.80m) Oil fired AGA range cooker, fitted Neff double oven, quarry tiled floor, radiator, exposed original beams and doors off to:

**Kitchen:** 17' 0" x 5' 3" (5.17m x 1.61m) Fitted base/eye level wall units with granite worktops over and inset Belfast sink unit. Fitted induction hob, space/plumbing for fridge, washing machine and dishwasher. Quarry tiled flooring, part tiled walls and door to Hall.

**Conservatory:** 11' 5" x 11' 5" (3.49m x 3.47m) Tiled flooring, radiator and glazed doors to gardens.

**Inner Hall:** Stairs to first floor landing, part glazed uPVC door to rear gardens and separate doors off to:

**Sitting Room/Snug:** 15' 3" x 11' 1" (4.66m x 3.37m) Multi fuel burner, two radiators, TV point, original beams to ceiling and door to:

**Drawing Room:** 23' 6" x 21' 2" (7.16m x 6.44m) Feature fireplace, three radiators, glazed doors to front of property and staircase to first floor accommodation.

**Ground Floor Shower Room:** 9' 11" x 5' 5" (3.03m x 1.65m) Accessed from Inner Hall with suite comprising Shower Cubicle with mixer shower, pedestal wash hand basin and low level flush w.c. Tiled floor, part tiled walls, radiator and views of gardens/countryside to rear.

**Staircase from Living Room:** To landing with radiator and door into:

**Principle Bedroom:** 16' 4" x 13' 10" (4.97m x 4.21m) Views of countryside, radiator, under eave storage, skylight and doors off to:

**Dressing Room:** 7' 3" x 4' 4" (2.20m x 1.31m) With skylight.

**En Suite:** 12' 5" x 7' 1" (3.79m x 2.15m) Suite comprising panel bath, separate shower cubicle with electric shower, dual wash hand basins and low level flush w.c. Radiator, tiled flooring, part tiled walls and extractor fan.

**Staircase off Inner Hall to:** Landing with doors off to:

**Bedroom 2:** 15' 11" x 16' 2" (4.86m x 4.93m) Two radiators and views of gardens/countryside.









**Bedroom 3:** 15' 11" x 11' 5" (4.84m x 3.49m) Airing cupboard housing hot water cylinder/slatted shelving, radiator, feature fireplace and views of countryside to rear.

**Outside:** The property is set within extensive gardens and grounds to all sides. These include lawned areas, mature fruit trees, shrubs, a raised rockery and gravelled areas. The rear gardens offer stunning views over the adjoining countryside while at the front there is a spacious main

driveway/parking area with additional gateway providing access to the side of the plot.

**Potting Shed:** 8' 8" x 6' 6" (2.64m x 1.99m) With light/power facilities laid on.

**Garden Store:** 11' 0" x 9' 3" (3.35m x 2.82m) With power provision.

**Services:** We are informed that the property is warmed by oil fired central heating (boiler in Kitchen) and is connected to mains

electricity/water supplies with a private Septic Tank Sewerage System.

**Tenure:** We are informed that the property is freehold subject to vacant possession on completion.

**EPC Rating:** EPC Rating - Band 'E' (48).

**Council Tax:** Council Tax Band - 'F'.

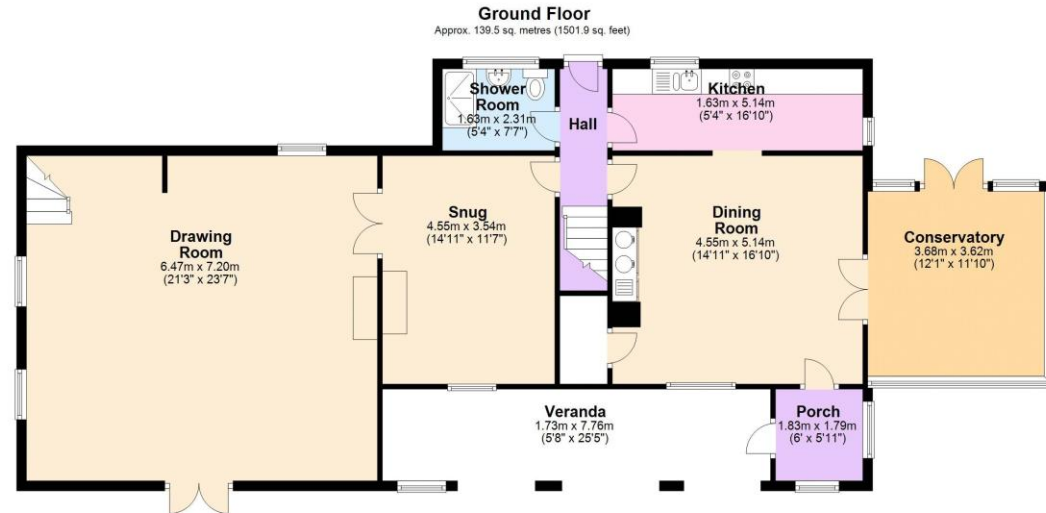
**Local Authority:** Shropshire County Council.

**Directions:** From the Mile End roundabout take the A483 signposted Welshpool. When reaching the Llyncllys crossroads, turn left onto the B4396 and follow the road ahead before taking the right hand turn signposted for Crickheath. Follow Crickheath Lane crossing over the Canal Wharf, before then turning left at the fork in the road (signposted for Dead End). Continue ahead and the property will be found on the left hand side.

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We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.



Total area: approx. 228.9 sq. metres (2464.0 sq. feet)

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