



Templegarth

Oswestry, Shropshire

A detached four bedroom country house with separate annexe and 2.07 acres in a beautiful borderland setting

A handsome period family home featuring generously-proportioned well-presented accommodation combining modern amenities with period features including exposed beams across the ground floor and some original fireplaces. It is in a sought-after rural area on the English side of the England/Wales border, near to local village and town centre amenities.



6 RECEPTION ROOMS



5/6 BEDROOMS



6 BATHROOMS



GARAGING



2.07 ACRES



FREEHOLD



VILLAGE



5,167 SQ FT



**GUIDE PRICE
£999,950**

The property

Templegarth is a stone-built period family home offering more than 5,000 sq ft of light-filled flexible accommodation arranged predominantly over two floors.

Configured to provide an elegant yet practical setting for both family life and entertaining, the accommodation showcases period features including exposed beams and original fireplaces. It begins with a reception/sitting room featuring a woodburning stove and double doors leading to an inner hall with a useful cloakroom. From here, the space flows into a drawing room with a fireplace and inset woodburner, a wooden-floored dining room with fireplace and a door to the side terrace, and a library/breakfast room with a woodburning stove flanked by bespoke shelving.

The ground floor is completed by a part-vaulted kitchen, fitted with a range of wall and base units including a large central island with breakfast bar, complementary wooden worktops, a double butler's sink, a Rayburn, and modern integrated appliances.

There are also two utility rooms - a butler's pantry between the kitchen and dining room, and a laundry room. The property additionally benefits from generous cellarage, suitable for a variety of uses.

Stairs rise from the inner hall to the first floor which provides a principal bedroom with fitted storage and en suite shower room, and an additional bedroom with en suite shower room. Two further bedrooms, both with useful sinks and fitted storage, together with a family bathroom and a separate family shower room, complete the facilities.

Outside

The property is approached over a sweeping tree-lined driveway providing private parking and giving access to a detached garage and to a detached annexe with an entrance hall with useful walk-in storage, a reception room, en suite shower room and two sets of French doors to a private terrace, a spacious vaulted first floor room with en suite shower room and double doors to a private Juliet balcony.



There is a self-contained triple aspect conservatory with French doors to the garden. The garden surrounding the property is laid mainly to lawn bordered by mature flowerbeds, shrubs and trees and features numerous seating areas, a vegetable garden with greenhouse, an area of light woodland and a paved side terrace off the dining room. The main lawn encompasses a well maintained tennis lawn with inset posts. The whole is ideal for entertaining and al fresco dining and enjoys far-reaching views over the property's remaining land and surrounding rolling countryside.

There is also a large paddock.

Location

The property is located in Bronygarth surrounded by stunning rolling countryside on the Shropshire side of the England/Wales borderland near to the River Ceiriog, Offa's Dyke and the Welsh hills and the latter with amenities including churches, a shop, Post Office, pub and primary school. Nearby Chirk town centre offers more comprehensive boutique and high street

shopping, churches, hotels, restaurants and leisure facilities. More extensive amenities are available in Oswestry, Wrexham and, slightly further afield, in Shrewsbury and Chester.

Communications links are excellent: the A5 gives easy commuter access to major regional centres in both England and Wales and the motorway network, and Chirk station (1.3 miles) offers regular services to major regional centres and onward links to London.



Distances

- Weston Rhyn 0.7 miles
- Chirk 1.5 miles
- Oswestry 5.0 miles
- Wrexham 11.6 Miles
- Shrewsbury 22.1 Miles
- Chester 23.5 Miles
- Manchester Airport 55 Miles
- Liverpool 51.1 Miles

Nearby Stations

- Chirk
- Gobowen

Key Locations

- Chirk Castle
- Chirk Aqueduct & Pontcysyllte Aqueduct
- Whittington Castle
- Cambrian Heritage Railway
- Oswestry Hillfort

Nearby Schools

- Moreton Hall
- Ellesmere College
- Packwood Haugh
- Oswestry School
- Shrewsbury School
- The Firs School
- Abbey Gate College
- King's School Chester
- Queen's School Chester











Temple Garth

Total Area (0.84 ha / 2.07 ac)

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Floorplans

Main House internal area 4,023 sq ft (374 sq m)

Annexe Building internal area 1,144 sq ft (106 sq m)

Total internal area 5,167 sq ft (480 sq m)

For identification purposes only.

Directions

Post Code; SY10 7LX

what3words: ///soonest.carbon.users - brings you to the driveway

General

Local Authority: Shropshire Council

Services: Mains electricity and water, private drainage. Oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: E

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation

Wayleaves and easements: The property is sold subject to any wayleaves or easements, wheather mentioned in these particulars or not

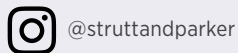
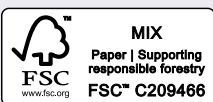
Shrewsbury

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