



# The Boat House

Moelfre, Oswestry



## A unique and special property with ownership and direct access to Lake Moelfre

An impressive transformation of the former fishing lodge into this modern and efficient family home featuring beautifully presented accommodation. The property has been designed to maximise the views across its own 8.5 acre lake and to the stunning countryside beyond.



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**2 BATHROOMS**



**OUTBUILDING WITH GARAGING**



**13.1 ACRES INC. LAKE**



**FREEHOLD**



**RURAL**



**2,142 SQ FT**



**GUIDE PRICE £600,000**



### The property

The creation of The Boat House was completed in 2019. The Boat House is a brick-built detached family home offering more than 2,100 sq ft of light-filled flexible accommodation arranged over two floors. Configured to provide an elegant and practical living and entertaining environment with quality fixtures and fittings, neutral décor and engineered wooden flooring throughout, the property also benefits from large picture glazing maximising the truly stunning views over Lake Moelfre.

The open-plan reception accommodation flows from a spacious yet welcoming reception hall with useful storage and a cloakroom. The hall opens into a generous rear aspect dining room, which in turn opens into a conservatory with large picture glazing affording lake views and French doors to the garden to two aspects. The reception accommodation is completed by a large dual aspect kitchen/sitting room with a range of contemporary wall and base units, a breakfast bar, complementary work surfaces, modern integrated appliances, an inter-connecting fitted utility

room, French doors to the side terrace and a sitting area with a modern wall-mounted fire and lake views. The ground floor accommodation is completed by a bedroom wing, providing an L-shaped dual aspect principal bedroom with fitted storage, a dressing room and fully-tiled en suite bathroom/wet room with bath and separate shower, one further bedroom and a useful walk-in store/boiler room with a door to the garden.

A modern staircase rises from the reception hall to the generous first floor landing with further useful storage, giving access to the property's remaining vaulted double bedroom with a fitted dressing room and patio doors to a private Juliet balcony overlooking the lake, and to a spacious vaulted shower room.





## Outside

Occupying an enviable secluded position on the bank of Lake Moelfre, the property is approached through a five bar gate over a driveway and gravelled forecourt, the latter providing private parking and giving access to a detached 29ft three-bay weatherboarded outbuilding, ideal for numerous uses including as garaging if required. The generous garden surrounding the property is laid mainly to lawn bordered by mature trees and light woodland and features numerous seating areas and a generous wraparound paved terrace accessible from the conservatory and kitchen/sitting room, the whole abutting the bank of Lake Moelfre and providing an idyllic spot for entertaining and al fresco dining. The property has ownership and direct access to the Lake which stretches to about 8.5 acres. The lake has been well enjoyed by family members for water skiing, sailing and fishing for many years.

## Location

The hamlet of Moelfre is located in a beautiful rural area of Powys very near to the Welsh/English border,

surrounded by miles of rolling countryside offering numerous walking, cycling and riding routes. It enjoys convenient access over local B roads to the popular Shropshire market town of Oswestry, which offers shops including major retailers and an eclectic mix of independent stores, together with hotels, restaurants, cafés and leisure facilities. Extensive amenities are also available in major regional centres in both countries, including Llangollen, Welshpool, Wrexham and, slightly further afield, Shrewsbury and Chester. The property offers excellent transportation links, with the nearby A483 linking to the A5, and Gobowen station (11.1 miles) providing regular services to major regional centres and London Euston. The area offers a selection of state Welsh- and English-language primary and secondary schooling, together with independent schools including Oswestry, Moreton Hall, Packwood Haugh and Ellesmere College.

## Directions

Post Code SY10 7QN

**what3words:** ///concluded.twist.offerings

## Distances

- Moelfre 0.5 mile
- Oswestry 8.4 miles
- A483 (Swansea-Manchester road) 9.4 miles
- A5 (London-Holyhead road) 10.3 miles
- Llangollen 13.9 miles
- Welshpool 18.7 miles
- Wrexham 20.5 miles
- Shrewsbury 26.1 miles
- Chester 32.3 miles

## Nearby Stations

- Gobowen

## Key Locations

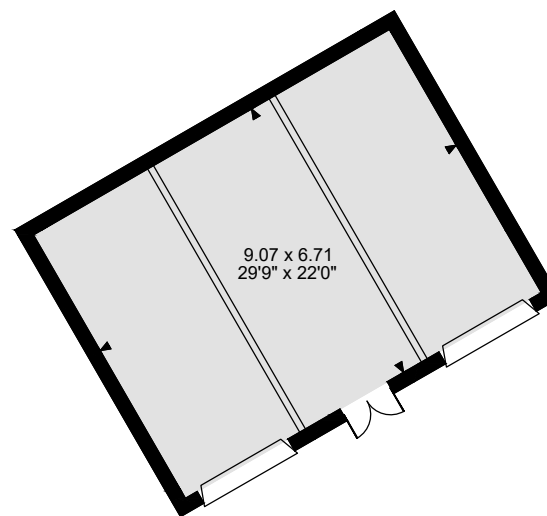
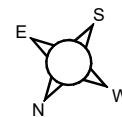
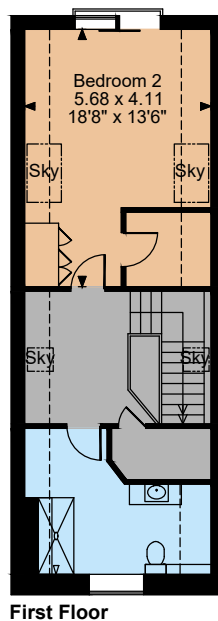
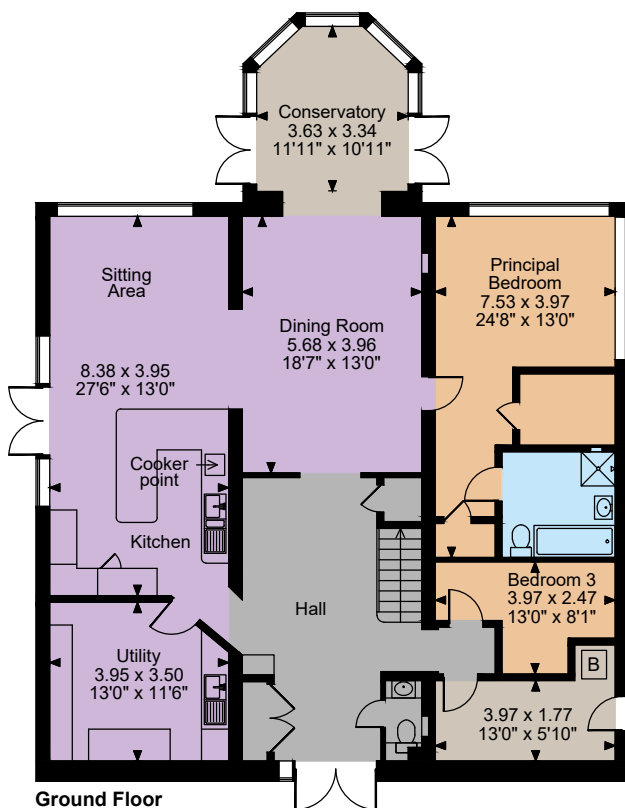
- Old Oswestry Hill Fort
- Park Hall Countryside Experience
- Whittington Castle
- Chirk Castle (National Trust)
- Snowdonia National Park
- Pontcysyllte Aqueduct
- Erddig

- Erddig (National Trust)
- Welshpool & Llanfair Light Railway
- Powis Castle & Garden (National Trust)
- British Ironworks Centre
- Shrewsbury Theatre Severn

## Nearby Schools

- Trefonen CofE Primary School
- Ysgol Llanarmon Dyffryn Ceiriog
- Morda CofE Primary School
- Oswestry School
- Packwood Haugh School
- The Marches
- Ellesmere College
- Moreton Hall





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 2,142 sq ft (199 sq m)

Outbuilding internal area 655 sq ft (61 sq m)

Total internal area 2,797 sq ft (260 sq m)

For identification purposes only.

## General

Local Authority: Powys Council

**Services:** Mains electricity, water, heating via ground and water source, private drainage which we understand complies with current regulations.

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

Council Tax: Band F

EPC Rating: B

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

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

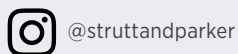
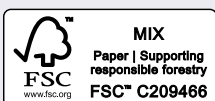
## Shropshire & Mid Wales

Theatre Royal, 14 Shoplatch, Shrewsbury, SY1 1HR

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