



Silverdale House and Cottage, Trefonen, Oswestry, Shropshire

Silverdale House and Cottage, Silverdale Drive, Trefonen, Oswestry, SY10 9DW

A spacious architecturally designed contemporary five bedroom home with a detached two bedroom cottage with parkland style gardens extending to 0.46 acres.

Oswestry 3 miles, Gobowen 6 miles, Chirk 10 miles, Ellesmere 12 miles, Welshpool 18 miles, Wrexham 18 miles, Shrewsbury 21 miles, Chester 30 miles, Telford 36 miles, Aberdovey 55 miles, Birmingham 69 miles

Drawing Room | Dining Room | Snug | Breakfast kitchen | Study/bedroom 5 | Games room
Utility | 4 Bedrooms | 3 Bathrooms | 2 W.C
Cottage: Sitting room | Dining room | Kitchen
Utility | 2 Bedrooms | 2 Bathroom

EPC rating: House: C, Cottage: D

The property

Available for the first time since its construction at the turn of the millennium Silverdale House is an exciting opportunity to purchase a contemporary village home within parkland style gardens extending to 0.46 acres with a two bedroom cottage. Designed by the well regarded Shropshire architect Frank Healey drawing inspiration from continental and 'Huf Haus' architecture the internal accommodation has been designed to maximise the staggering rural view. Offering immense space, flexibility and scope the principle living accommodation is on the first floor with the ground floor housing bedrooms and further leisure accommodation.

Silverdale House and Cottage have been constructed in warm coloured engineered brick with wide hanger style hipped roofs, feature wooden panelling and decorative contemporary

carpentry including a two balconies and side staircase adding architectural punctuation to this contemporary house.

The use of quality natural materials is evident throughout and provides contemporary styling to this modern country house. Materials include; exposed feature brick walls, panelled oak doors, sepetir panelled vaulted ceiling to the drawing room, Villeroy and Boch sanitary ware, recently installed log burner and a bespoke kitchen with granite work surfaces.

Within Silverdale House the internal accommodation is vast, light and distinguished as well being totally flexible for modern family life (re-configuration of the floorplan could create a modern and very large kitchen/living/dining space). With a wide sweeping staircase, windows to all sides and velux windows the first floor is light and bright with excellent sized rooms including drawing room with balcony, breakfast kitchen with al fresco dining balcony, dining room, snug, principle bedroom with ensuite, further bedroom with bathroom and cloakroom with W.C. To the ground floor are three double bedrooms complemented by two bathrooms and a W.C along with a utility room and study/bedroom five. The main feature on this floor is the outstanding games/snooker room that would make a superb garden/family sitting room opening directly to the gardens.

Within the Cottage the accommodation is set out in a conventional capacity and offers immense scope for the imaginative onward purchaser as either a teen/nanny/relative annexe, business premises or holiday letting accommodation to produce an income (subject to the relevant planning consents).

To the ground floor is the wide garden facing sitting room, dining room, kitchen, utility room and cloakroom with W.C. Two double bedrooms complemented by two bathrooms are located on the first floor.



Outside

The charming gardens and grounds are wide and private extending across both the house and cottage private with a hedge screening the properties from Offas Dyke path that runs outside the boundary. The rear garden is laid to lawn with slopes offering distinct interest and contrast to the contemporary architecture of Silverdale House and Cottage. There are two large balconies with superb rural views to the first floor. One is off the kitchen and has been designed as an alfresco living space and the second is situated off the drawing and dining rooms to staging views to the Shropshire hills to the fore.

To the front is a sweeping Tarmacadam driveway with parking area and feature brick walled border with mature shrubs and trees that soften the front landscape.

The acreage extends to 0.46 acres in all.

Directions

Sat Nav postcode: SY10 9DW

What3words: recording.twigs.embarks

General

Services: Oil fired central heating, mains drainage, water and electricity

Agents note: Silverdale House and Cottage are on one title deed but have both been registered as separate dwellings for council tax

Local authority: Shropshire Council

Council tax: Band G for Silverdale House
Band C for The Cottage

Tenure: Freehold

Guide Price: £800,000

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, 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.



Silverdale House, Silverdale Drive, Trefonen, Oswestry
 Main House internal area 3,645 sq ft (339 sq m)
 Annexe internal area 1,205 sq ft (112 sq m)
 Balcony & Terrace external area = 455 sq ft (42 sq m)



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Shrewsbury

14 Shoplatch, Theatre Royal, Shrewsbury, SY1 1HR

01743 284200

shrewsbury@struttandparker.com
 struttandparker.com

@struttandparker
 /struttandparker

50 offices across England and Scotland, including
 Prime Central London

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