



Puddleduck Cottage

St Martins Moor, St Martins, Oswestry, Shropshire

A charming canal side cottage with mooring rights found on the edge of the village of St Martins

Puddleduck Cottage is a delightful three bedroom cottage in a picturesque location overlooking the Shropshire Union Canal, with the benefit of mooring rights and easy access to the village of St Martins



3 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE & PARKING



GARDEN & PRIVATE MOORING



FREEHOLD



EDGE OF VILLAGE LOCATION



1,360 SQ FT



**GUIDE PRICE
£395,000**



The property

Puddleduck Cottage is a handsome detached two storey stone cottage found in a picturesque location overlooking the Shropshire Union Canal. The charming cottage retains many of its original features and offers well balanced accommodation situated on the banks of the Llangollen Canal, Puddleduck Cottage has idyllic waterside and rural views that can be enjoyed from most of the rooms. Rather uniquely, the cottage retains a mooring option nearby.

The fitted kitchen with granite worktop is open plan into a delightful breakfast area with beamed ceiling and exposed stone walls. The utility room with stable door accessing the front garden is found adjacent to the kitchen, whilst a study is adjacent to the dining area. Across the spacious entrance hallway is the sitting room with carpeted floors and a log burning stove. A stunning garden room is to the side of the property and benefits from inspiring canal and garden views. The cloakroom completes the ground floor accommodation.

There are three bedrooms and two bathrooms on the first floor, all of which are afforded a fantastic feeling of space due to the pitched ceilings. The principal bedroom is most notable, with a superb exposed A-frame gable, generous dressing area and en suite bathroom.

Outside

Puddleduck Cottage has a pretty walled garden to the front of the property, with terraced area overlooking the canal. There is a gated tarmac parking area with double garage and storage shed located before the property.

Mooring rights are found on the opposite bank to Puddleduck Cottage and can be accessed by passing up the steps and over the small bridge.

Agents note: The agent understands that there is a right of way across the far bank to access the mooring rights. There is no legal arrangement for the ongoing maintenance of this access.



Location

St Martins offers an excellent range of local amenities, including a supermarket and two petrol stations.

Oswestry benefits from a vast range of independent shopping, leisure and recreational facilities with Shrewsbury and Chester further afield

Road access is excellent and allows easy commuting, with the A5/A483 linking north to Wrexham, Chester and Liverpool and South to Shrewsbury and Birmingham (via the M54 and M6). A local train service can be found at Gobowen station and this offers services to Chester and Shrewsbury and also links through to Birmingham and London.



Distances

- Chirk 3 miles
- Oswestry 6 miles
- Ellesmere 7 miles
- Shrewsbury 22 miles
- Chester 24 miles

Nearby Stations

- Gobowen

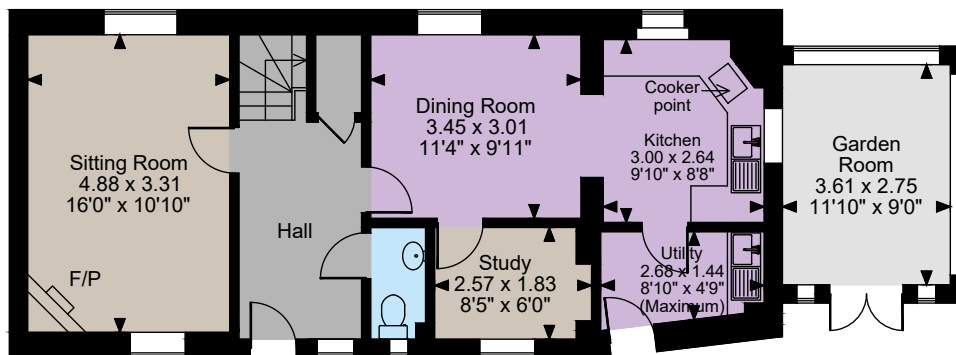
Key Locations

- Shropshire Union canal
- Ifton Meadows nature reserve
- Lion Quays Resort and Spa
- Meres at Ellesmere
- Theatre Clwyd
- National Trust-Chirk Castle

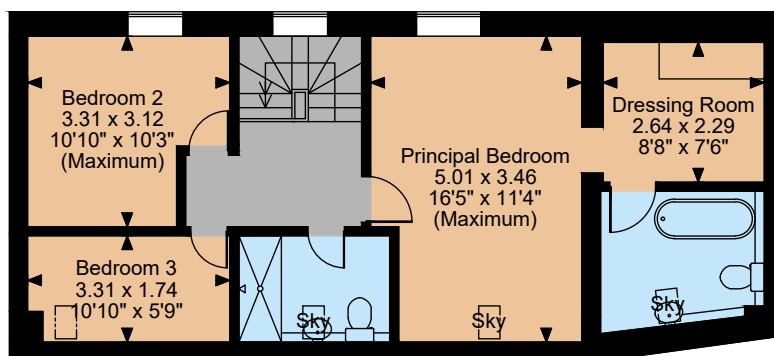
Nearby Schools

- St Martins Primary
- St Martins Secondary
- Gobowen primary
- Oswestry School
- Ellesmere College
- Moreton Hall





Ground Floor



First Floor

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

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Floorplans

House internal area 1,360 sq ft (126 sq m)

For identification purposes only.

Directions

Post Code SY10 7BH

what3words: ///printout.deeper.skill

General

Local Authority: Shropshire Council

Services: Mains electricity, water and drainage. Gas fired central heating. Solar panels on south facing roof.

Council Tax: Band D

EPC Rating: TBC

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 will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

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

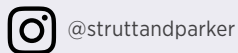
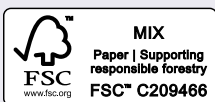
Shropshire & Mid Wales

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