



FOR SALE

COTTAGE WITH ATTACHED FORMER POST OFFICE, GOBOWEN, NR. OSWESTRY, SHROPSHIRE. SY11 3JL

- Highly central and commanding position, in the centre of this popular and convenient North Shropshire village with railway station.
- Very attractive, 3 bedroom house with spacious accommodation, which has recently been re-furnished, re-fitted and re-decorated.
- Two pleasant walled garden areas with parking for 1 or 2 vehicles.
- Attached independent shop, formerly a Post Office, which gives huge potential for additional business or letting for rental income.
- VIEWING: Celt Rowlands & Co. 01691 659659 and Your Move – 01691 654899.

LOCATION

Gobowen is a good sized, expanding village of population 3,270 (2011 Census), situated around ½ mile off the main A5 (Holyhead to Midlands route, which is extremely busy) and has also the benefit of a main railway line station situated approximately 50m from the premises, serving Chester, Wrexham, North Wales and the North West, and Shrewsbury and the Midlands. There are serious moves to possibly link Gobowen station to the larger nearby town of Oswestry, within the next few years.

These premises are situated in the most commanding central position, adjoining a range of other commercial businesses including a Co Op Convenience Store, public house and around a dozen other retail businesses and food takeaways.

DESCRIPTION

The vendor has substantially refurbished, refitted and redecorated within the last few years, and now presents most attractive and comfortable living accommodation, as follows:-

Ground Floor with entrances off both Chirk Road, Old Whittington Road, and the rear via the secure courtyard garden.

Sitting Room (4.8m x 3.74m) Victorian feature fireplace with electric heater, radiator, double glazed door and window with integral blinds between the panes, Oak beamed ceiling.



Internal Hall leading to the **Dining Room** (4.75m x 3.62m plus 1 x 2.58m) Oak beamed ceiling, substantial brick and Oak lintel fireplace with inset cupboards and work surface, feature brick and beamed wall, hard stone effect floor, re-fitted range of units with work surfaces, sink unit, drawers, electric hob and oven, in-built fridge and freezer, positions for washing machine and dryer, access to **Cellar** (4.2m x 2.75m, 2.34m x 0.85m and 0.85m x 0.9m) which provides reasonable quality and useful storage. Door to street.

Hallway which leads to the rear courtyard garden, stairway to:-

First Floor with light and attractive **Landing** with pleasing safety rail around staircase, off which are:-

Bedroom One (3.17m x 4.55m and storage recess) fitted tripe Strachan wardrobe and chest of drawers, radiator.

Bedroom Two (2.63m x 3.75m) radiator.

Bedroom Three (2.54m x 4.74m) original, feature period fireplace surround with cast iron fireplace, radiator.

WC with character beams.

Shower Room with re-fitted shower, wash basin and toilet, wall mounted Worcester boiler.

Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details

Please note that the vendor intends to leave all carpets, curtains and light fittings.

Externally

There are two particularly attractive private areas of land, being a **Front Courtyard Garden**, walled on all sides and with gate onto front street, laid to gravel and paving slabs, and nicely planted with a variety of shrubs and flowering and wall climbing plants, with access into the property.



Rear Courtyard Garden with parking. Once again this is fully enclosed as a walled area, with painted double timber gates for vehicular access which leads along a tarmac route to the front street. This area would take 1 or possibly 2 vehicles, and is currently very pleasant with planted and potted flowers.

Ground Floor, Front Shop Premises

The accommodation of the Post sales building is as follows:-

Gross Frontage to the main road	6.75m / 22'2"
Shop Depth	6.02m / 19'9"
Small Return Frontage to Old Whittington Road	
Main Retail Area, including Post Office	380 sq.ft.
Storage Areas Approximately	45 sq.ft.
WC with wash basin	-
Total Commercial Area Approximately Net Internal	425 sq.ft. / 39.05 m.sq.

This was, until recently, an exceptionally busy and successful Post Office, and as agents we would query once again whether the Post Office could be reinstated. The agents can provide contact details for the Post Office themselves to establish this possibility if parties are interested. Further information also is available as to the former Post Office salary etc.

Alternatively, there is the obvious possibility of a purchaser of this building operating their own business, or offering the shop to let for retail uses or alternatives, subject as appropriate to obtaining relevant permissions.

BUSINESS RATES AND COUNCIL TAX

Business Rates: We understand from viewing the Valuation Office Agency web site that the Rateable Value is £3,150. Interested parties should contact the Local Authority (Shropshire Council – 0345 6789002) to establish the current rates payable, as we believe concessions may apply.

Council Tax: We have been unable to ascertain the tax band for the cottage.

EPC

Rating 'E'.

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ASKING PRICE

The freehold price with vacant possession – Offers in the region of £195,000.

VIEWING

Please contact the agents: Celt Rowlands & Co. on 01691 659659 or joint agents Your move – 01691 654989/

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