

**FOR SALE**

Offers Over £375,000

**Thorncliffe, Tregarthen Lane, Pant, Oswestry, Shropshire, SY10 8LF**

Standing prominently this detached country home must be viewed to be appreciated. Situated in a popular village location with views of the Shropshire Plain. The accommodation is in need of some updating and comprises; Reception Hall, Cloakroom, Living Room, Kitchen Dining Room, Sitting Room/Dining Room, Garden Room, Landing, Four Bedrooms, Bathroom, Double Garage, Generous Gardens, Ample Parking.





Oswestry (5 miles) Shrewsbury (21 miles) Welshpool (10 miles)  
All Distances Approximate



- Detached Home
- Popular Village Location
- Ample Parking
- Elevated Position
- Countryside Views
- In Need Of Updating

## LOCATION

The village of Pant is a most popular and sought after village situated on the A483. The village offers primary school, pub and village store all of which go to serve the village's day to day needs. The local golf course is less than 5 minutes drive away from the property and the local horse riding school is a few minutes away, both within walking distance. Offa's Dyke and Llynclys Common are close by providing lovely countryside walks.

The village is served by a bus service and a railway line operates locally at the village of Gobowen and the town of Welshpool. Heritage railways can be visited locally, with centres at Oswestry, Welshpool and Llangollen.

Oswestry is some five miles distant and is a thriving market town, providing a good range of shopping and leisure facilities, and affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the Northwest.

Halls are delighted to be instructed on this four bedroom home situated in a superb elevated location enjoying views over the Shropshire Plain with the Breidden Hills in the distance.

## DIRECTIONS

From Oswestry take the A483 towards Welshpool, continue over the Llynclys crossroads and into Pant. On entering the village of Pant, proceed to the Cross Guns public house turning right into Briggs Lane, proceed up the hill and just before the junction, the property will be viewed to the left hand side.

## THE ACCOMMODATION

An entrance door leads into;

### RECEPTION HALL

With staircase leading to the First Floor Landing, an archway leads into the Inner Hallway.

### LIVING ROOM

15'9" x 14'5"

A triple aspect room with windows to three elevations.

### KITCHEN DINING ROOM

11'2" x 14'9"

Comprising base and wall units, space for appliances, sink unit, window to the side elevation, door leading into the Garden Room, understairs storage cupboard, space for table. Borrowed light from the Lounge

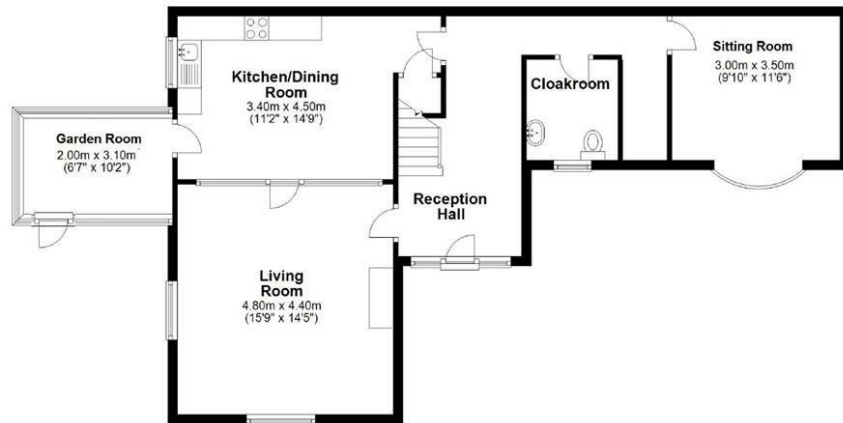
### GARDEN ROOM

6'7" x 10'2"

With glazed elevations and door leading into the Carport.



**Ground Floor**  
Approx. 76.8 sq. metres (826.6 sq. feet)



**First Floor**  
Approx. 65.9 sq. metres (708.8 sq. feet)



Total area: approx. 172.5 sq. metres (1857.1 sq. feet)  
**Thorncliffe**

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception  
Room/s



4 Bedroom/s



1 Bath/Shower  
Room/s



#### **INNER HALLWAY**

With access to;

#### **CLOAKROOM**

Comprising a two piece suite, window to the front elevation.

#### **SITTING ROOM**

9'10" x 11'6"

With bow window to the front elevation.

#### **FIRST FLOOR LANDING**

With airing cupboard housing a hot water tank, window to the rear elevation.

#### **BEDROOM ONE**

11'6" x 14'5"

A triple aspect room with windows to three elevations.

#### **BEDROOM TWO**

10'6" x 11'6"

With window to the front elevation.

#### **BEDROOM THREE**

6'11" x 13'5"

With window to the front elevation.

#### **BEDROOM FOUR**

8'6" x 10'10"

With window to the side elevation.

#### **BATHROOM**

Comprising a three piece suite, window to the side elevation.

#### **GARDENS AND GROUNDS**

From the lane level a drive leads to the Carport and Garage providing ample parking and turning space.

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Outside the Sitting Room a traditional Shropshire brick pathway leads to a side-entrance garden gate.

....

The garden is a notable feature of the property being mainly laid to lawn for ease of maintenance with hedging and fencing to the boundary. The garden is planted with a variety of shrubs, plants and bushes, to encourage wildlife, and must be viewed to be appreciated.

#### **CARPORT**

Providing a covered parking area.

#### **DOUBLE GARAGE**

16'1" x 20'0"

With door to the front elevation, pedestrian door to the side elevation.

#### **VIEWINGS**

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

#### **TENURE**

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

#### **COUNCIL AND COUNCIL TAX**

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND  
Council Tax Band; E

#### **HOW TO MAKE AN OFFER**

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples; Passport/Photographic Driving Licence and a recent Utility Bill.







FOR SALE

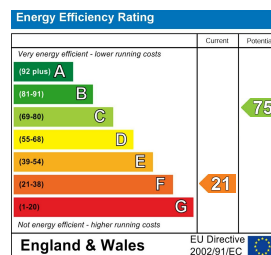
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01691 670 320

**Oswestry Sales**  
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