



FOR SALE

£519,950

Breidden View, Penygarreg Lane, Pant, Oswestry, Shropshire, SY10 8JS

A wonderful opportunity to purchase a five bedroom detached house which is complemented by a one bedroom holiday cottage situated in a quiet rural location on the edge of the village of Pant.



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



- Five Bedroom Detached House
- One Bedroom Holiday Cottage
- Overlooking Montgomery Canal
- Superb Views of Countryside
- Oil Fired Central Heating
- UPVC Double Glazing

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 Llyncllys 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.

MONTGOMERY CANAL

Montgomery Canal is situated on the border of Wales and England. In the North it is in England's North Shropshire while in the South it follows a route through Wales's old Montgomeryshire to Newtown in Powys. The canal is currently being restored and the Canal area opposite the property is not navigable by boat, but offers lovely walks along the towpath.

DIRECTIONS

From Oswestry take the A483 towards Welshpool, continue over the Llyncllys crossroads and into Pant. On entering the village of Pant, turn left into Penygarreg Lane. Proceed along the partially restored Montgomery Canal whereby the property will be viewed to the left hand side, just before the bridge.

RECEPTION HALL

With cloaks cupboard and staircase leading to the First Floor Landing.

LIVING ROOM

16'1" x 13'9" max

A dual aspect room with UPVC double glazed windows to the front and side elevations, feature woodburning stove set within the fireplace with oak mantle over.

KITCHEN BREAKFAST ROOM

10'10" x 16'9"

Offering a comprehensive range of fitted base and wall units providing a good amount of cupboard storage and drawer space with wooden worktops over, ceramic sink unit, space for fridge, space for range cooker, space for breakfast table, UPVC double glazed window to the rear elevation overlooking the countryside.

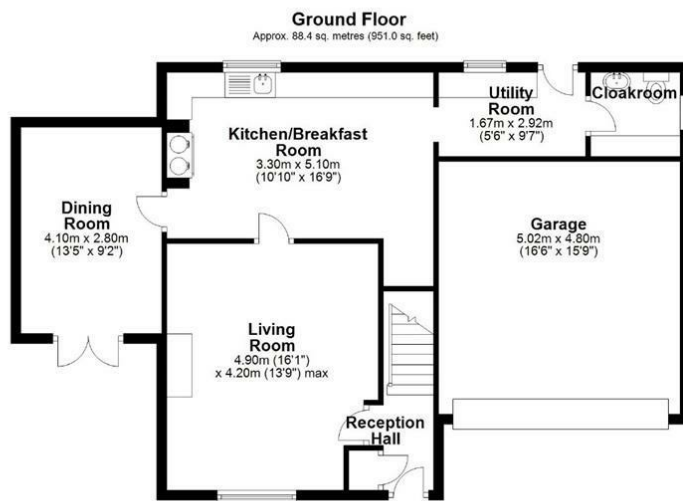
DINING ROOM

13'5" x 9'2"

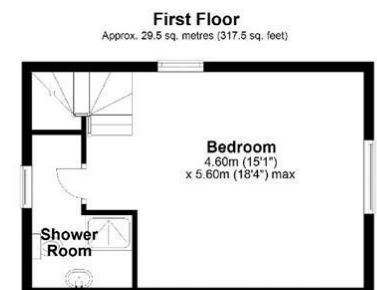
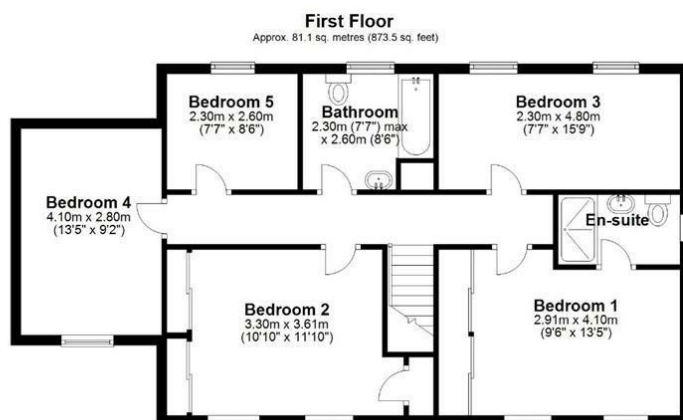
With UPVC double glazed French doors leading out to the Front Gardens and Alfresco Dining Area.



Total area: approx. 169.5 sq. metres (1824.5 sq. feet)
Breidden View



Total area: approx. 58.3 sq. metres (627.6 sq. feet)
Breidden View Holiday Let



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.



3 Reception
Room/s



6 Bedroom/s



3 Bath/Shower
Room/s



UTILITY ROOM

5'6" x 9'7"

Providing space for appliances, UPVC double glazed window and door leading to the Rear Gardens.

CLOAKROOM

Comprising a two piece suite, UPVC double glazed window to the side elevation.

FIRST FLOOR LANDING

With access to the Bedrooms and Bathroom,

BEDROOM ONE

9'7" x 13'5"

With two UPVC double glazed windows to the front elevation, range of fitted wardrobes providing a good amount of hanging and storage space.

ENSUITE SHOWER ROOM

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

BEDROOM TWO

10'10" x 11'10"

With two UPVC double glazed windows to the front elevation, range of fitted wardrobes providing a good amount of hanging and storage space, recessed cupboard over the stairs.

BEDROOM THREE

7'7" x 15'9"

With two UPVC double glazed windows to the rear elevation.

BEDROOM FOUR

13'5" x 9'2"

With UPVC double glazed window to the front elevation.

BEDROOM FIVE

7'7" x 8'6"

With UPVC double glazed window to the rear elevation.

BATHROOM

7'7" x 8'6"

Comprising a four piece suite, UPVC double glazed window to the rear elevation.



GARDENS AND GROUNDS

From the lane level a drive leads to the front of the property and Garage providing parking. There is an additional parking area to the side of the Holiday Cottage, ideal for caravan or such like.

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The gardens are a notable feature of the property, being laid to lawn with hedging to the boundary. There is a laid to lawn area which is enclosed and provides access to the Stables/Store.

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To the rear of the property there is a lovely entertaining area overlooking the fields.

GARAGE

16'6" x 15'9"

With up and over door to the front elevation, window to the side.

GARDEN STORE ONE/WORKSHOP

11'10" x 10'10"

With stable door to the front elevation, windows to the front and side elevations.

GARDEN STORE TWO

7'10" x 10'10"

With door to the front elevation.

GARDEN SHED

9'10" x 11'10"

With door to the front elevation, windows to the front and side elevations.

DETACHED HOLIDAY COTTAGE

Located away from the property with its own Garden and Parking.

OPENPLAN LIVING ROOM AND KITCHEN

14'1" x 22'0"

A dual aspect room with French doors leading out to the Parking Area, door leading out to the rear garden and double glazed window to the rear elevation. The Kitchen Area benefits from base and wall units for storage with worktops over, sink unit, space for appliances, staircase leading to the first floor.



BEDROOM

18'4" x 15'1" max

A dual aspect room with UPVC double glazed windows to the side and rear elevations.

SHOWER ROOM

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

GARDEN AND PARKING

The Holiday Cottage comes with the benefit of a Garden Area and Parking Area.

AGENTS NOTE

We have been advised by our vendors that they currently rent the rear paddock from the neighbouring landowner. Further clarification can be discussed with our vendors on a viewing.

LOCAL COUNCIL AND COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

Main House Band C

Holiday Cottage Band A

TENURE

We understand from the vendor(s) that the property is Freehold, confirmation of this should be sought by the prospective purchasers solicitor.

VIEWINGS

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

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.

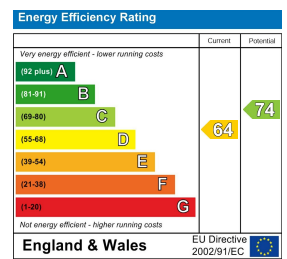
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a 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
20 Church Street, Oswestry, SY11 2SP
E: oswestry@hallsgb.com



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