



PENTRE CEFN BACH

CRAIGLLWYN | OSWESTRY | SY10 9BJ





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Oswestry 4.4 miles | Wrexham 17 miles | Shrewsbury 22 miles | Chester 32 miles
(all mileages are approximate)

An exceptional Grade II listed farmhouse with a contemporary eco extension
built into natural rock, set in about 10 acres (Title SL204187)
of gardens, pasture and woodland.

Grade II listed farmhouse with striking curved glass eco extension

Set in about 10 acres of gardens, pasture and woodland

Concrete structure built into natural rock with living roof and solar PV panels

Passive Haus-inspired design with powerful log burner and underfloor heating

Range of outbuildings including barns and double garages (one with inspection pit)



Oswestry Office

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Viewing is strictly by appointment with the selling agents

LOCATION AND SITUATION

Pentre Cefn Bach lies four miles west of Oswestry and half a mile from the Welsh border, surrounded by rolling countryside with long-distance views towards Moelydd and Mynydd Myfyr. Nearby Trefonen and Oswestry offer shops, restaurants, art galleries and a twice-weekly market. The property sits near the Offa's Dyke Path and provides easy access to the Welsh Coast and Mount Snowdon (Yr Wyddfa), combining tranquil living with convenient connections.

Road- Linking to the A5 for Shrewsbury, Wrexham and Chester Pentre Cefn Bach is accessed via a quiet road off Trefonen Road towards Candy and Llansilin, followed by a short single track road leading to the property.

Rail: Gobowen Station (20 minutes) provides services to Shrewsbury, Birmingham and London Euston (2 hrs 45 mins).

Air: Manchester and Birmingham Airports are approximately 90 minutes away for UK and international travel.

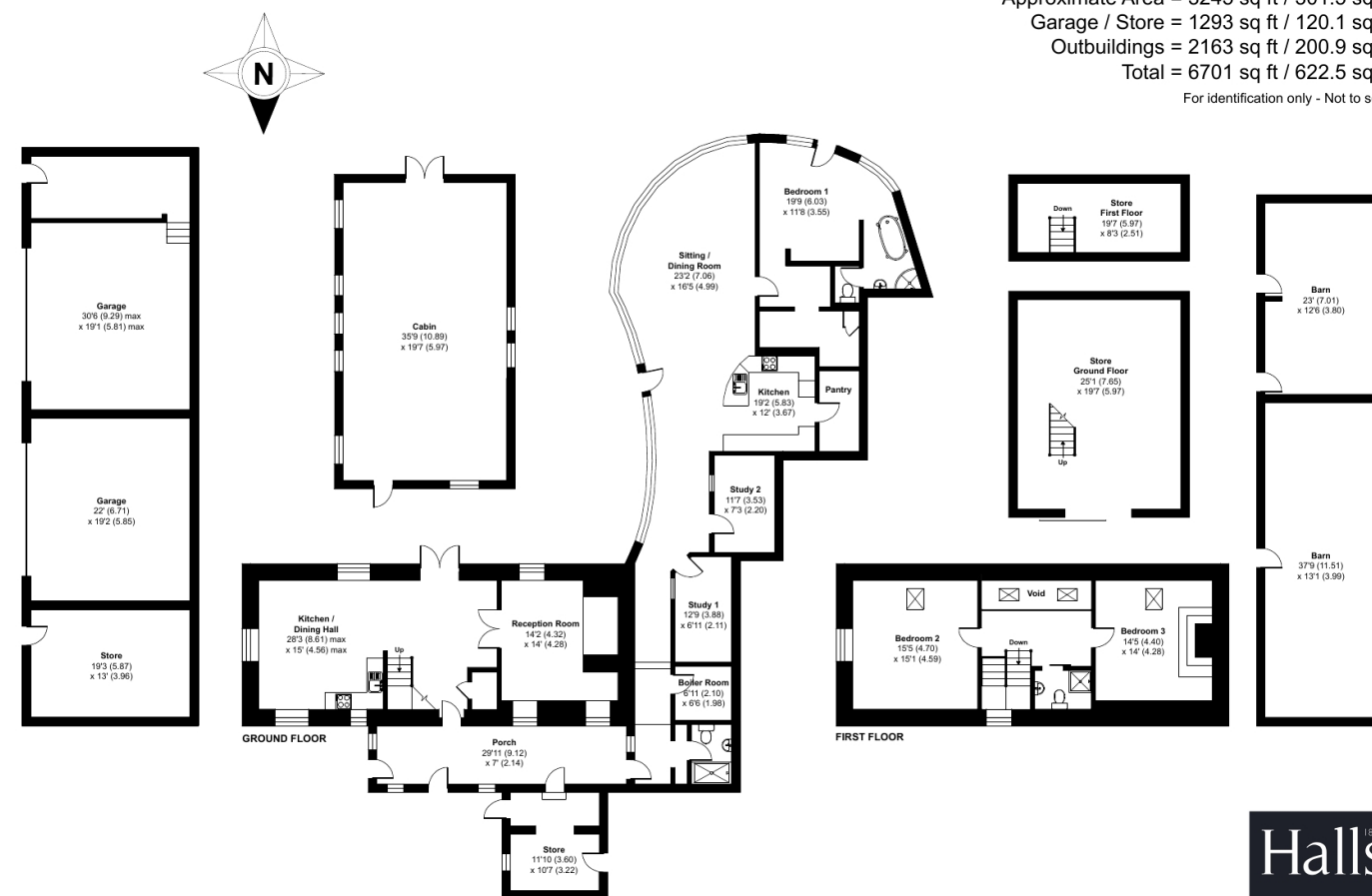
Schools: Local options include Moreton Hall, Oswestry School, Ellesmere College, Packwood Haugh and Shrewsbury School.

Sporting: Golf at Llanymynech, local equestrian facilities and sports centre.

THE ACCOMMODATION

The Modern Extension

A curved glass-fronted structure built into the natural rock, to a 'Passive Haus' standard with concrete structure built into natural rock and a living roof. The interior features triple glazing, underfloor heating and excellent thermal efficiency. An open-plan kitchen, dining and living area forms the heart of the home with bespoke Bole flooring, contemporary units, walk-in pantry and ample space for people to cook together. Full-height glazing frames countryside views and opens to the terrace. The principal bedroom suite includes a large walk-in wardrobe and luxury bathroom with bespoke tiling. There are two studies, one of which is used as a single guest room, and a further shower and cloakroom.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1360465

The Farmhouse

The original stone farmhouse retains oak beams, Welsh slate floors on the ground level and oak flooring above. It features a cosy snug with a powerful log burner, a small kitchen with an oak island, and a generous dining area. Upstairs leads to two bedrooms and a wet room/WC. The layout of the Modern Extension. The Farmhouse lends itself to two-generation living, home working or guest accommodation.

Outbuildings

Two double garages with electric doors (one with an inspection pit) plus traditional stone barns and stores offering scope for future use (subject to planning).



GARDENS AND GROUNDS

The grounds extend to around 10 acres, including gardens, pasture, and woodland. A diverted public footpath runs beyond the southern boundary, rarely used and screened by landscaping at the southern end of the extension. Features include a pond, polytunnel (4 × 6 m), rabbit-fenced vegetable garden, fruit trees (Apricot, Greengage, Mirabelle, Apple), and rainwater harvesting from the extension roof with pump and power supply.

The former quarry has been retained as a secure wildlife haven, supporting a range of flora and fauna including hares and hedgehogs. Low light pollution and a quiet setting create a peaceful environment amid rolling countryside.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property benefits from mains water, mains electricity and private drainage. The extension does not normally require heating, but underfloor heating via the hot water system is available when needed.

The farmhouse benefits from a log burner which also provides hot water for the underfloor heating. Solar PV generation and rainwater collection support sustainability.

Airband broadband (20–30 Mbps download, 10 Mbps upload); EE mobile coverage is good.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate,
Shrewsbury, Shropshire, SY2 6ND.
Tel: 03456 789000

COUNCIL TAX

Council Tax Band – C

DIRECTIONS

Entrance Gate – ///skirt.sheepish.rivers

House Parking – ///forever.member.villager

From Oswestry, proceed along Upper Brook Street and Trefonen Road for around 1.5 miles. Turn right to Candy, Croeso Bach and Llansilin. Follow this road uphill for about 3 miles past a converted chapel and a farm on the right. Take the next left, signposted Pentre Cefn and Sychtyn. Continue past Pentre Hall on the left, then down the hill and around a sharp right bend; the entrance to Pentre Cefn Bach is about 50 yards on the right, marked by gabion walls and a five-bar gate.



RIGHT OF WAY & EASEMENTS

A footpath re-routed at the request of the present owners runs behind the extension, confirmed by Shropshire Council.

BOUNDARIES, ROADS & FENCES

Boundaries as per Land Registry Title SL204187.
Access via private drive.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.

