



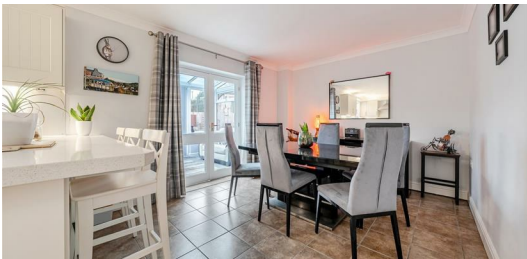
2 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- **Attractive four-bedroom detached country home**
- **Characterful reception room with feature multi-fuel stove**
- **Fantastic open countryside views to the rear**
- **Ample gravelled off-road parking and integral garage**
- **Flexible layout including a study/home office**

DESCRIPTION

The Swallows is an attractive and well-proportioned four-bedroom detached country home, beautifully positioned within the sought-after rural village of Llansilin, enjoying far-reaching countryside views to the rear and benefiting from a number of environmentally friendly features.

The accommodation is entered via a welcoming reception hallway, leading through to a generous reception room which forms the heart of the home. This inviting space is centred around a feature multi-fuel stove , creating a warm and characterful focal point, ideal for both everyday living and entertaining. The kitchen/dining room provides excellent family space, with ample room for a dining table and direct access through to a conservatory, which enjoys pleasant outlooks over the rear garden and surrounding countryside.

Additional ground floor accommodation includes a useful study and utility area, providing flexibility for home working and practical day-to-day use.

To the first floor, there are four well-proportioned bedrooms, including a spacious principal bedroom, together with family bathroom facilities arranged off the landing. The layout offers excellent versatility, suitable for families or those seeking adaptable accommodation.

Externally, the property occupies a generous plot with ample gravelled off-road parking and access to an integral garage. To the rear, the garden has been designed for low-maintenance enjoyment, incorporating paved and gravelled seating areas which take full advantage of the fantastic open countryside views, providing an ideal space for outdoor dining and relaxation.

Set within a picturesque village location yet within convenient reach of Oswestry and the wider border region, The Swallows combines character, space and an enviable rural outlook.

OUTSIDE

The property is approached via a gravelled driveway providing ample off-road parking and access to the integral garage. To the rear, the garden enjoys a particularly attractive open aspect with far-reaching countryside views, creating a lovely sense of space and privacy. The garden has been designed for ease of maintenance, incorporating paved and gravelled seating areas ideal for outdoor dining and entertaining, together with enclosed boundaries and established planting, making it an excellent space to enjoy the rural setting.

SITUATION

The Swallows occupies a pleasant rural position within the sought-after village of Llansilin, set amidst unspoilt countryside on the Shropshire–Welsh border. The village benefits from a community shop, village hall, public house and the well-regarded St Silin’s Church, which sits at the heart of the village. A wider range of everyday amenities, independent shops and supermarkets can be found in the nearby market town of Oswestry. The area is renowned for its scenic landscape, providing excellent opportunities for walking, cycling and outdoor pursuits, with good road links allowing access to Oswestry, Welshpool and the surrounding border counties.

DIRECTIONS

From Oswestry, proceed out of town on the B4580 towards Llansilin, passing through the village of Rhydycroesau. On entering Llansilin, turn right opposite School Lane and continue for approximately 100 yards, where the property will be found on the right-hand side, set back from the road and clearly identified by a Halls for sale board.

SERVICES

Mains water, electricity and drainage are connected. Private gas supply for the cooker only. Oil-fired central heating. The property also benefits from solar-heated hot water, a rainwater harvesting system serving the toilets and washing machine, an EV charging point and full fibre broadband availability.

W3W

What3Words:///coins.persuade.stability

TENURE

Freehold.

COUNCIL TAX

Band F.

LOCAL AUTHORITY

Powys County Council
Telephone: 01597 826000
Website: www.powys.gov.uk

SCHOOLING

The area is served by a range of schooling options. Primary education is available in nearby villages, with pupils currently transported by Powys County Council to the nearest primary school in Llanrhaeadr following the closure of the village primary school in 2025.

Further primary and secondary education, including both state and independent options, is available in the nearby market town of Oswestry and the wider surrounding area, making the location suitable for families seeking a balance of rural living with accessible education provision.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.