



FOR SALE

Offers in the region of £500,000

## Y Gadlas Rhydygroesau, Oswestry, SY10 7PT

A spacious and truly individual, detached, period barn conversion with extensive gardens and grounds, an additional barn requiring renovation and an open double garage, whilst situated in the heart of the Cynllaith Valley with stunning views, yet within easy reach of Oswestry. In all about 0.75 acre.







- Spacious Barn Conversion
- Scope To Improve / Add Own Requirements
- Well Proportioned Rooms
- Additional Barn Requiring Renovation
- Extensive Gardens / Grounds
- Stunning Views Over The Valley

## DIRECTIONS

From Oswestry, proceed up Willow Street passing the Fire Station to the right hand side. Proceed over the 'Racecourse' and through the hamlet of Rhydycroesau and continue on for about 1.2 miles and the property will be seen on the left.

## SITUATION

The nearby village of Llansilin (approx. 1.5 miles) has a thriving community life and enjoys the usual facilities which go to serve the villagers day to day needs. These include part time Village Shop, Garage, part time Post Office, popular School and the Wynnstay Inn. Secondary schooling is available at the renowned Llanfyllin Secondary School. The major centres of employment and commerce are within daily travelling distance, with Oswestry only approx. 4.5 miles.

## DESCRIPTION

This spacious detached period barn will no doubt appeal greatly to families, or those seeking an opportunity to acquire additional buildings to renovate for conversion to additional accommodation / holiday lets / workshops / offices, etc - subject to any necessary planning consent. Both barns are set in particularly generous size gardens and grounds, whilst in addition there is a useful open fronted double garage. The property as a whole is set in a delightful rural environment with wonderful views across the valley to woodland in the distance. The surrounding area is noted for its lovely walking opportunities.

The living accommodation to the main barn offers well proportioned rooms with some unusual features, whilst offering scope for improvement, whereby owners can incorporate their own requirements.

## ACCOMMODATION

### DINING HALL

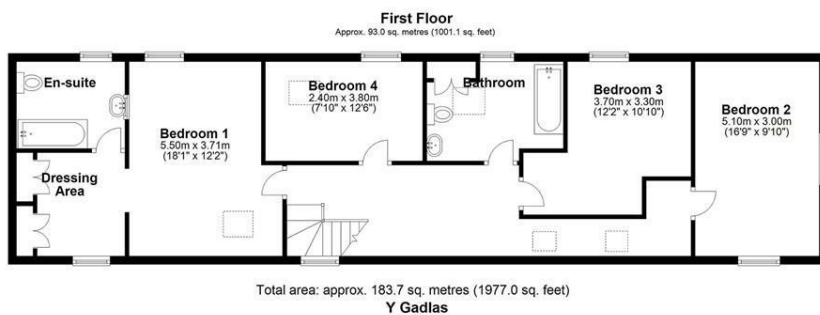
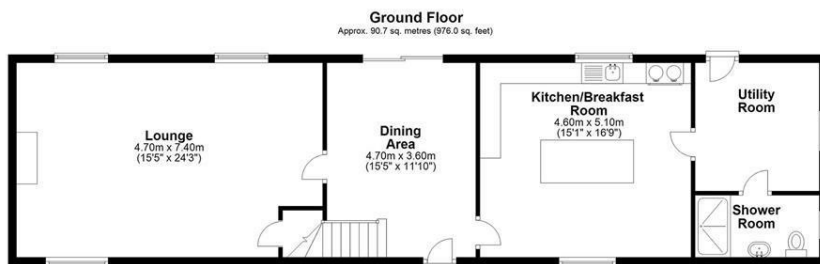
15'5" x 11'10"

A most welcoming entrance with double glazed sliding patio doors leading out to the rear elevation and with a view to the barn, staircase leading to the first floor landing.

### LOUNGE

24'3" x 15'5"

A dual aspect room with double glazed windows to both the front and rear elevations overlooking the gardens and grounds, wood burning stove.



House and Outbuildings



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



3 Bath/Shower  
Room/s



#### KITCHEN BREAKFAST ROOM

15'1" x 16'9"

Comprising a range of fitted units with granite worktops over, kitchen island, sink unit, Aga, space for appliances, breakfast bar, dual aspect room with double glazed windows to the front and rear elevation with a view over the grounds and to the barn.

#### UTILITY ROOM/BOOT ROOM

With double glazed window to the side elevation with a lovely view of the valley, door leading out to the rear elevation, space for appliances, floor mounted boiler.

#### SHOWER ROOM

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

#### FIRST FLOOR LANDING

With a wealth of exposed timbers, skylight and velux windows.

#### PRINCIPAL BEDROOM

18'1" x 12'2"

With double glazed window to the rear elevation overlooking the grounds with a view of the barn and countryside, velux roof window, timber truss partition to the Dressing Area and Ensuite.

#### DRESSING AREA

With two fitted wardrobes and with double glazed window to the front elevation.

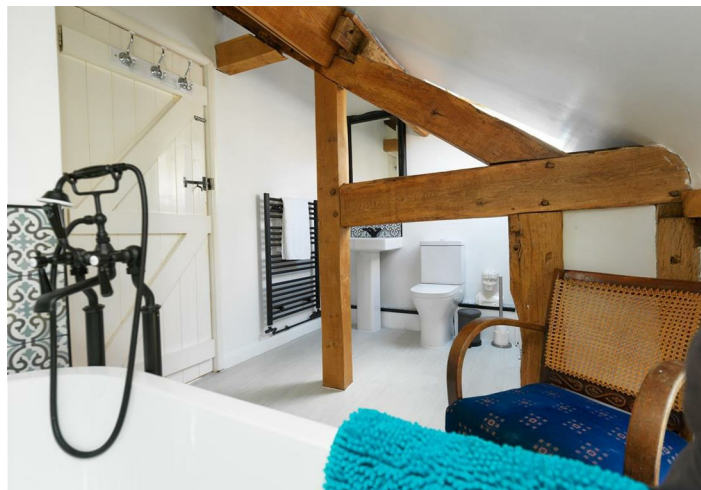
#### ENSUITE BATHROOM

Comprising a three piece suite and with double glazed window to the rear elevation.

#### BEDROOM TWO

16'9" x 9'10"

A dual aspect room with double glazed windows to the side and front elevations with a view over the grounds.



#### BEDROOM THREE

12'2" x 10'10"

With double glazed window to the rear elevation with a view of the barn and grounds.

#### BEDROOM FOUR

12'6" x 7'10"

With double glazed window to the rear elevation with a view of the barn and grounds, exposed timber truss.

#### BATHROOM

Comprising a three piece suite and with double glazed window to the rear elevation, exposed timber truss.

#### GARDENS AND GROUNDS

From the road level a gate provides access to the drive and parking area, this area extends around to the side of the property and to the open garage. The gardens extend to the rear of the main house and to the front and rear of the barn.

The gardens benefit from extensive views of the valley.

The whole site extends to approximately 0.75 of an acre or thereabouts.

There is a public right footpath extending down the driveway.

#### OPEN GARAGE

Providing covered car parking for two cars or storage area.

#### DETACHED BARN

16'4" x 82'0" approximate - max measurement

The detached barn offers potential for further accommodation, subject to planning consents and currently requires extensive renovation. Overall measurements.

#### TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.





### **VIEWINGS**

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670 320 or Email [oswestry@halls.gb.com](mailto:oswestry@halls.gb.com)

### **POWYS COUNCIL**

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS Telephone (01938) 552828  
The property is in Band ' ' - to be advised.

### **SERVICES**

Mains electricity is understood to be connected. Private water supply via a well (filtered), however it is understood that mains water is available in the road (subject to further investigation and any appropriate charges). Foul drainage is to a septic tank.



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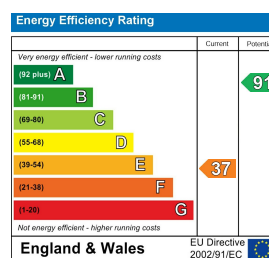
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



**Halls** 1845

01691 670 320

#### Oswestry Sales

20 Church Street, Oswestry, SY11 2SP  
E: [oswestry@halls.gb.com](mailto:oswestry@halls.gb.com)



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