

**FOR SALE**

Price Guide £680,000

## Tyn Celyn Lledrod, Llansilin, SY10 7JW

An immaculately presented, detached, country cottage with a range of outbuildings - including home office, grazing and a woodland coppice together with charming and abundantly stocked gardens, offering panoramic south westerly views over rolling countryside. Extending in all about 4.5 acres.







- Immaculate Country Cottage with 4.5 Acres
- A Superb Range of Outbuildings
- Spectacular Rural Views
- Abundantly Stocked Gardens
- Air Source Heat Pump and Double Glazing
- 18 Solar Panels / PV Electric Charging Point

## 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 Rhydygroesau. Proceed a distance turning right into a small lane, proceed and the property will be viewed to the left hand side.

What3Words: laptop.deranged.trap

## LOCATION

The nearby village of Llansilin 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, 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.

## DESCRIPTION

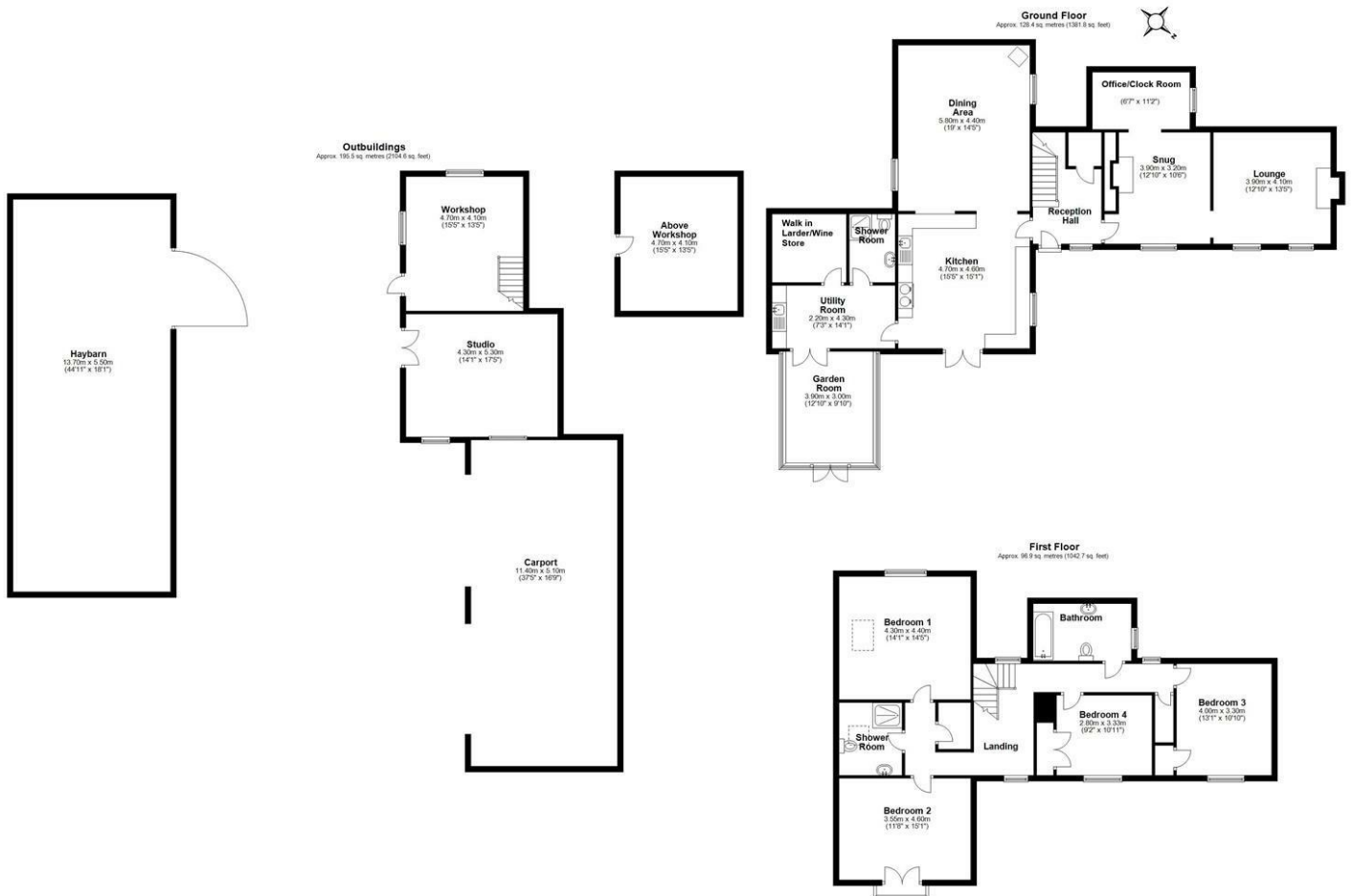
Tyn Celyn offers an opportunity to acquire a beautiful country house with pretty gardens including a wildlife and kitchen garden, together with a range of versatile outbuildings and a valuable home office / studio. For those seeking land, there is immediately adjacent a useful area of grazing land, together with an enclosed woodland coppice.

The house is tastefully presented internally and will appeal to energy conscious purchasers and those seeking to reduce their carbon footprint, having an air source heat pump heating system, double glazing and PV solar panels for electricity generation and an EV charging point. The versatile layout to the accommodation includes a variety of reception rooms, including the main lounge with wood burner, an adjoining snug with a lovely old bread oven and off it is a very useful study / office. The breakfast, kitchen and adjoining dining area are certainly a wow factor to the property and provides a contemporary country range of fittings together with a traditional feel of a cottage. Country dwellers will also be pleased to note a particularly generous size utility room with separate pantry / wine store and shower room with WC. To the front of the house is a feature garden room, which takes advantage of stunning views and garden aspect.

On the first floor there are four good sized bedrooms served by a shower room and separate bathroom.

Outside, there are very beautiful gardens, designed split level for ease of management, with various seating areas to enjoy the views. There are an excellent selection of outbuildings, including workshop, well presented and fitted out home office / studio. There is an open fronted large two-bay car port, which could provide alternative uses. At the far end of the garden is a further enclosed barn / implement store, which could be potentially utilised for housing livestock.

For those seeking the good life, there is a large wildlife area and vegetable garden, which immediately adjoins the land, predominantly down to grazing, with a further parcel planted out to a woodland coppice.



Total area: approx. 420.8 sq. metres (4529.1 sq. feet)  
Tyn Celyn

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.



5 Reception  
Room/s



4 Bedroom/s



3 Bath/Shower  
Room/s



#### RECEPTION HALL

With staircase leading to the First Floor Landing, under stairs cupboard containing hot water tank, heating installation and storage, double glazed window to the front elevation.

#### LOUNGE

12'9" x 13'5"

With two double glazed windows to the front elevation overlooking the grounds, feature wood burning stove.

#### SNUG/LIBRARY

12'9" x 10'5"

With double glazed window to the front elevation overlooking the grounds, feature former fireplace with bread oven, exposed stone wall and access through to;

#### OFFICE/CRAFT ROOM

6'6" x 11'1"

With double glazed window to the side elevation.

#### KITCHEN

15'5" x 15'1"

A wonderful 'heart' of the home with a range of handmade fitted base units with wooden worktops over, space for appliances, space for table, ceramic sink unit, double glazed window to the side elevation and double glazed French doors to the front elevation, opening through to Dining Area.

#### DINING AREA

19'0" x 14'5"

A dual aspect room with double glazed windows to both side elevations, feature woodburning stove.

#### UTILITY ROOM

7'2" x 14'1"

With sink unit, feature floor, plumbing for washing machine, access through to;

#### PANTRY/WINE STORE

Providing storage space.

#### SHOWER ROOM/ TOILET

Comprising a three piece suite.



#### FEATURE GARDEN ROOM

12'9" x 9'10"

With double glazed elevations and with decking, French doors to the front elevation enjoying a view over the grounds.

#### FIRST FLOOR LANDING

With double glazed window to the front elevation and two double glazed windows to the rear elevation, linen cupboard and walk-in wardrobe.

#### BEDROOM ONE

14'1" x 14'5"

With feature vaulted ceiling and double glazed window to the rear elevation, skylight and exposed random stone wall.

#### SHOWER ROOM

Comprising a three piece suite and with skylight.

#### BEDROOM TWO

11'7" x 15'1"

With feature vaulted ceiling and French doors leading out to a Juliette balcony.

#### BEDROOM THREE

13'1" x 10'9"

With double glazed window to the front elevation overlooking the grounds and land.

#### BEDROOM FOUR

9'2" x 10'11"

With double glazed window to the front elevation overlooking the grounds and recessed cupboard.

#### BATHROOM

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

#### GARDENS AND GROUNDS

From the lane level a drive leads to the side of the property to the parking and turning area and to the Outbuildings and Greenhouse.

#### WORKSHOP

15'5" x 13'5"

With staircase leading to the First Floor, windows to the front and side elevations and door to the front.





#### **FIRST FLOOR WORKSHOP**

15'5" x 13'5"

With potential access door to the side elevation.

#### **STUDIO/OFFICE**

14'1" x 17'4"

With French doors leading out to the front elevation and 2 windows to the side elevation with underfloor heating.

#### **CARPORT/BARN**

37'4" x 16'8"

Providing covered carport area with electric charging point and area for wood storage.

#### **HAY BARN/TRACTOR SHED**

44'11" x 18'0"

Located adjacent to the paddocks.

#### **FORMAL GARDENS**

The formal gardens benefit from a raised patio which overlooks the gardens, grounds and paddocks in the distance with an open countryside view. The gardens are laid to lawn with well planted borders, stocked with various flowering and herbaceous species. There are various sitting and dining areas taking advantage of the setting and view.

#### **WILDLIFE GARDEN**

There is a beautiful wildlife garden, planted with flowering species, greenhouse, raised vegetable beds and fruit cage.

#### **PADDOCKS**

The property benefits from 3 acres of enclosed paddocks, on a slight slope, with a wonderful view of the countryside. Gates provide access to the Outbuildings. the whole site, including the house and gardens extends to approximately 4 1/2 acres or thereabouts.

#### **POWYS COUNTY COUNCIL**

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS Telephone (01938) 552828  
The property is in Band 'G'

#### **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)

#### **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

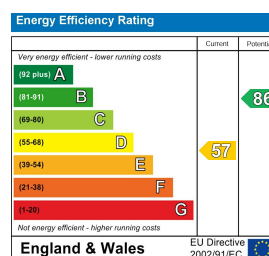
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



**Halls** 1845

01691 670320

#### Oswestry Sales

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



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