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# Wingetts

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## Mews Cottage, Bronygarth, Oswestry, SY10 7LY

**Offers In Excess Of £700,000**

Set behind farmhouse style gates with panoramic views across the Ceiriog Valley towards Chirk Castle, Mews Cottage is a truly stunning example of an extended and much improved 3 double bedroom, 4 bathroom, detached family home offering a wealth of period features blended with sociable and practical living, designed to take full advantage of the scenery and impressive sunsets. Located within the pretty hamlet of Bronygarth surrounded by tranquil and picturesque walks yet within easy reach of village amenities, the charming and spacious accommodation continues to impress as you walk through the various rooms. Briefly comprising a welcoming hall with exposed stone work and staircase to 1st floor landing, light and airy lounge with the warmth of a log burner and views towards Chirk Castle, versatile formal dining room/sitting room, stunning bespoke hand painted fitted kitchen breakfast room with quartz work surface areas and matching pantry kitchen, double doors open to the beautifully crafted oak framed Orangery with a log burner and extensive views over the garden. Ground floor shower room and utility. The 1st floor landing connects the 3 double bedrooms, all with en-suite bath or shower rooms. The exceptional principal bedroom features a vaulted ceiling, luxurious free standing copper bath and French doors opening to walk on balconies from where to admire the views. Externally, a private drive provides ample parking bordered by established flower beds and leads to a large garage and wood shed. The beautiful, landscaped gardens extend mainly to the side and rear providing superb views and outdoor entertaining space for both children and adults to include a York Stone patio for relaxing and alfresco dining, garden pod, generous lawned area and well stocked flower beds.

NO CHAIN. Energy Rating - TBC

## LOCATION

Bronygarth is a small hamlet on the border of England and Wales within the picturesque Ceiriog Valley approximately 12 miles from Wrexham city centre and 5.5 miles from the bustling market town of Oswestry. Convenient amenities within the nearby villages of Weston Rhyn and Chirk provide local shops, train station, schools, restaurants and pubs. The stunning walks along Offa's Dyke, the National Trust Parkland of Chirk Castle, the Viaduct and Aqueduct offer a superb outdoor lifestyle yet within commuting distance of Chester, Wrexham, Shropshire and beyond. Both private and public schools are within easy reach.

## DIRECTIONS

From the A483 Wrexham to Oswestry bypass take the 3rd exit signposted Chirk. Proceed into the village and take the right turning after the parade of shops onto Castle Road. Continue to the mini roundabout near to Chirk Aqueduct and take the 1st exit towards Glyn Ceiriog. Take the left turn after the fisheries onto Castle Mill, bear left as you ascend the hill and continue until Mews Cottage will be observed on the right prior to the bridge. Alternatively the property can be reached through Weston Rhyn and the a right turn at the mini roundabout onto Bronygarth Road. Follow this road into the hamlet and Mews Cottage will be seen on the left hand side after the S bend.

## ON THE GROUND FLOOR

Oak pillared entrance porch and part glazed composite door opening to:

### HALLWAY

Featuring exposed brick and stonework, coat hanging space, wood effect Herringbone pattern floor, internal almost full height windows providing natural light and staircase to first floor landing with upvc flush fit double glazed windows that continue throughout the property.

### LOUNGE 22'3" x 14'5" (6.8m x 4.4m)

A lovely light and airy reception room having a triple aspect through upvc double glazed windows with panoramic views, 'Clearview' log burner within chimney breast with timber mantel and slate hearth, exposed brick and stonework, two Victorian style radiators and recessed shelving.

### DINING/SITTING ROOM 11'9" x 11'5" (3.6m x 3.5m)

A versatile reception room which could be used as an occasional fourth bedroom if required having exposed stonework with recessed nooks, upvc double glazed window overlooking the garden and Bespoke fitted cupboards with illuminated shelving above.

### KITCHEN 15'8" x 12'1" (4.8m x 3.7m)

A stunning Bespoke fitted kitchen created by Katrina Kitchens in 2025 painted in Farrow and Ball Pointing and Stirabout and complimented by Quartz work surface areas including a good sized central island incorporating a twin Belfast style sink with mixer tap and hot tap, ingrained drainer, integrated dishwasher, bi-fold doors to pantry style cupboard with electric socket, Range style cooker with five ring induction hob, three ovens and warming drawer with extractor hood above, housing for American style fridge freezer, cutlery and pan drawers, Victorian style radiator, Herringbone pattern wood effect floor, inset ceiling spotlights, alarm control panel and oak stable door to the courtyard. Leading off from the kitchen via a hidden door is a large pantry.

### PANTRY KITCHEN 12'5" x 7'10" (3.8m x 2.4m)

Appointed with a matching Bespoke range of hand painted base cupboards with display shelving above, two integrated Neff frost free freezers, wine cooler, Quartz work surfaces with matching upstands, inset sensor ceiling lighting, easy access corner base units and two upvc double glazed windows.

### OAK FRAMED ORANGERY 22'3" x 11'5" (6.8m x 3.5m)

Double part glazed doors off the kitchen lead into this lovely reception room having double glazed windows to three sides providing exceptional views towards Chirk Castle and the gardens, log burner, exposed timbers to ceiling, radiator, two pairs of French doors, oak flooring and exposed stonework.

### UTILITY

Accessed through double doors off the kitchen with plumbing for washing machine, space for dryer, work surface area, coat hanging space, tiled floor, radiator, useful storage cupboard and part glazed external stable style oak door.

## SHOWER ROOM

Appointed with a low flush w.c, wash basin with mixer tap on vanity cupboard, walk-in shower with seating and water jets, extractor fan, chrome heated towel rail and exposed brickwork.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With gallery over stairwell, upvc double glazed window, four panel doors off to all rooms, Victorian style radiator and wall light point.

### BEDROOM ONE 21'11" x 18'4" (6.7m x 5.6m)

A magnificent principal bedroom boasting many features to include vaulted ceiling exposing oak beams, Velux roof light window with electric blinds, exposed stonework, fitted twelve drawer hand painted unit, two radiators and:

### WALK-IN DRESSING ROOM 10'2" x 5'6" (3.1m x 1.7m)

With plenty of hanging rails and shelving.

French doors to both the front and rear of the bedroom lead onto separate balconies with countryside views. A particular feature of the bedroom is the free standing copper bath with free standing mixer taps, heated towel rail and door to:

### EN-SUITE

Appointed with a low flush w.c, bidet, shower enclosure with Drench style shower head, wash bowl on vanity cupboard, Velux roof light window, inset ceiling spotlights, wood effect flooring, chrome heated towel rail and airing cupboard housing the Megaflo hot water cylinder with shelving above.

### BEDROOM TWO 18'0" x 14'9" (5.5m x 4.5m)

Enjoying a triple aspect with panoramic views through upvc double glazed windows, two radiators and internal door to:

### EN-SUITE

Appointed with a pedestal wash basin, low flush w.c, bath with mains thermostatic shower and chrome heated towel rail.

### BEDROOM THREE 10'5" x 9'6" (3.2m x 2.9m)

Another double bedroom with upvc double glazed window, exposed wood flooring, radiator and four panel door opening to:

### EN-SUITE

Appointed with a pedestal wash basin, low flush w.c, twin grip panelled bath with electric shower over and splash screen, Velux roof light window providing natural light, chrome heated towel rail, extractor fan and wood effect flooring.

## OUTSIDE

Accessed through farmhouse style gates to a partial brick paved courtyard providing ample parking and guest parking and established flowerbeds providing an array of colour. A further timber gate gives access to:

### DETACHED GARAGE 21'7" x 15'1" (6.6m x 4.6m)

Having double hinged doors and two upvc double glazed windows. Log store alongside.

## GARDENS

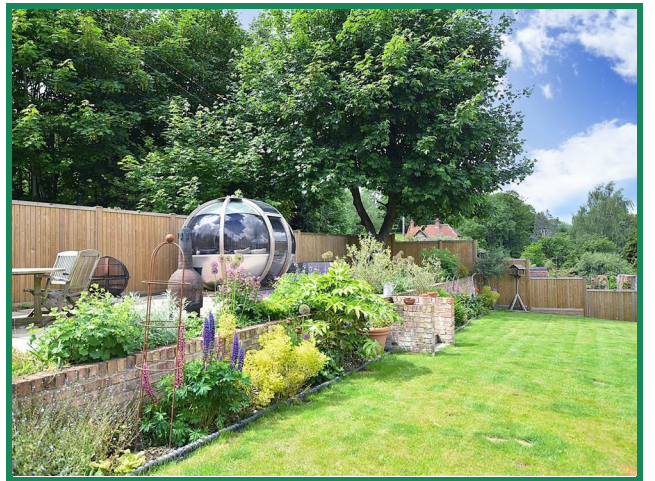
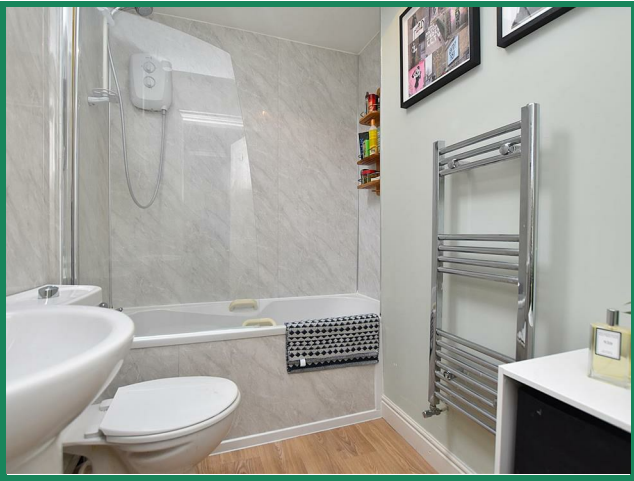
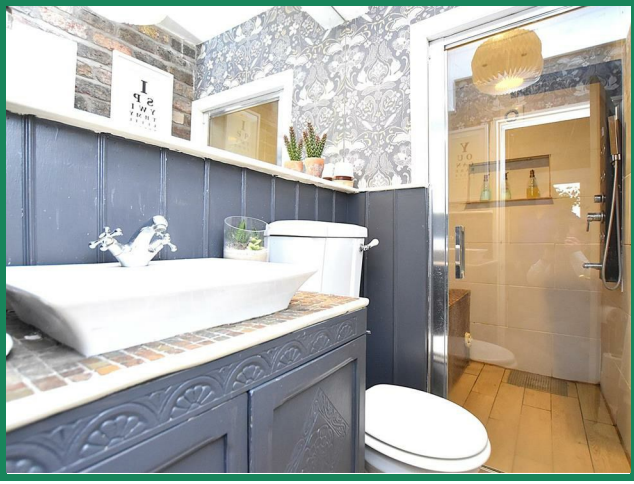
The generous gardens extend mainly to the side and rear bordered by established flowerbeds and a raised York stone full width patio providing superb relaxing space from where to admire the peaceful setting, summerhouse garden pod with lighting, electric sockets and heater, extensive lawned garden, decorative gravelled seating area to enjoy the sunsets, electric sockets and 'Jackson' fencing providing a safe and secure environment.

## PLEASE NOTE

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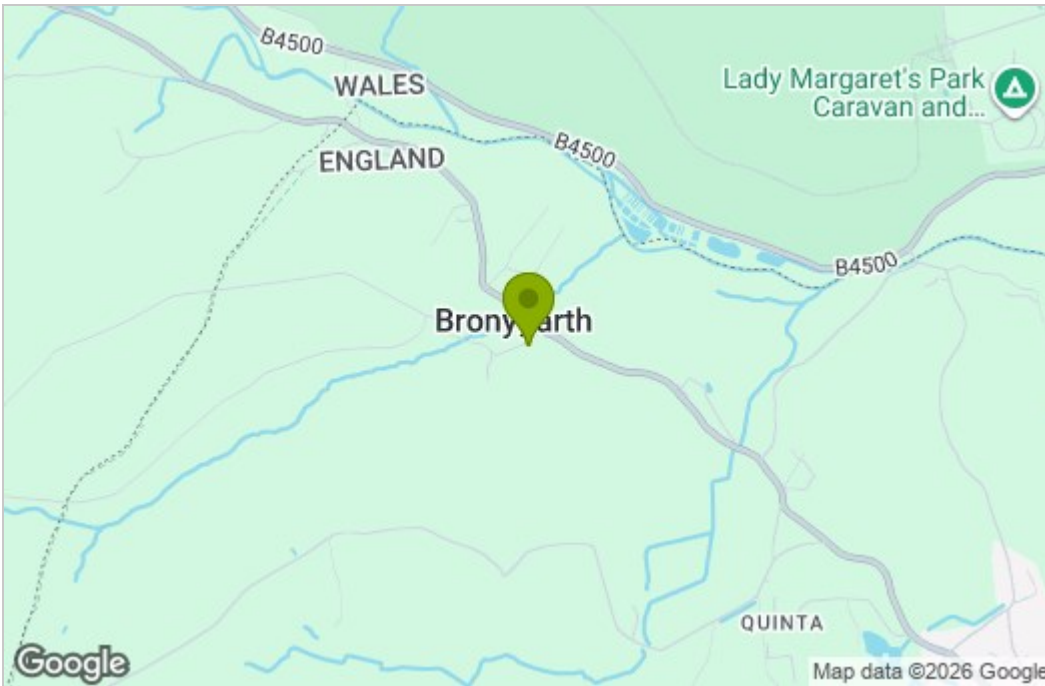
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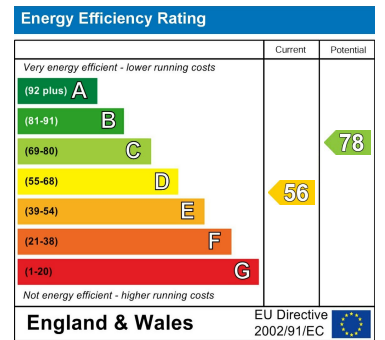
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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