



Ty Ddraig

Croesau Bach, Oswestry, SY10 9AY



LARCH
PROPERTY

Ty Ddraig
Croesau Bach
Oswestry
SY10 9AY

A wonderful three-bedroom period cottage, with truly outstanding far reaching views, with stabling, sat in about 7.62 acres

Accommodation In Brief

- Porch
- Inner hall with separate WC/utility
- Kitchen/breakfast room
- Two reception rooms
- Conservatory
- Three double bedrooms
- Family bathroom
- Small cellar
- Stable block housing 3 stables
- Detached workshop
- Further timber outbuilding housing stable 4/wash box & storeroom
- Timber balcony
- Paddock land
- In all totally about 7.62 acres



Description

Ty Ddraig enjoys the best of both worlds, as it enjoys a private, rural and elevated position with the most breath-taking views over the hills over the Shropshire and Cheshire plains, a more stunning location you will not find. Yet you are only 4 miles away from the popular Oswestry town with all it has to offer.

This well-presented period house has real charm, with a suite of good-sized rooms, large picture windows and French doors making the most of the most magical location. The entrance porch leads through to the large kitchen/breakfast room with Britannia range cooker set into a brick fireplace with a full range of wall and floor units, a tiled floor, beamed ceiling and room for a breakfast table. Double doors lead through to the suite of three reception rooms, creating an interconnecting and spacious entertaining area. The first being the dining room with beamed ceiling and French doors to the balcony, to allow for full enjoyment of the view. Double doors connect the main living room which has a log burner set into a stone recess with beam above. The third and largest room is the conservatory with floor to ceiling windows enjoying the breathtaking views, and French doors leading to the balcony.

An inner hallway off the kitchen has a cloak area and a door to the separate WC/utility. The stairs from the inner hallway lead to the first-floor landing. There are three generously proportioned double bedrooms, all of which enjoy the views, with bedrooms one and two being dual or triple aspect. The bedrooms are served by a good-sized family bathroom, which is beautifully presented.

Gardens, Outbuildings & Paddock Land

A timber gated entrance opens into a block paved driveway with parking for three cars. There is a wide timber balcony with timber balustrade that wraps around the same elevations, offering up incredible far reaching rural views and a wonderful space to al fresco dine.

A second gated entrance leads through to the equestrian area, with parking for more cars and trailer/horse box and a timber stable block housing three stables. Beyond this block is a second timber building housing the fourth stable/ wash box and a store/feed room. Lastly there is a large timber workshop ideal for more storage or a large hobbies/ work from home room.

The land has two separate gated entrances at both the top and bottom of the fields and gently descend towards Candy Wood. The fields are laid to old turf grassland and are well maintained. The land and stabling make the house ideal for the equestrian buyer or hobby farmer.



Location

Ty Ddraig is located in an elevated position with no neighbours and enjoys the most breathtaking far reaching views over the Cheshire and Shropshire plains with The Wrekin in the distance. Yet it is only a short drive away from the ever-popular town of Oswestry which offers a wide selection of shops, supermarkets, cafés, leisure facilities, and secondary schooling, as well as excellent transport links as it is at the junction of the A5, A483 and A495 roads enabling easy commutes Shrewsbury, Wrexham and further. The railway station of Gobowen is only a few miles out of Oswestry and offers direct services to Birmingham, Cardiff and Chester. The village of Trefonen is also a short drive away with a convenience store with post office, a highly regarded primary school, pub and church.

For the family schooling options are varied and offer both state and independent schools. Trefonen C of E Primary School serves the village, with The Marches School in Oswestry providing a well-regarded secondary option. Independent choices include Oswestry School, Moreton Hall, Ellesmere College, and Packwood Haugh.

For the equestrian there are many off road bridle ways to be enjoyed with amazing views, as well as Radfords and Oswestry Equestrian centres, The Isle and Llanymynech close by offering off road hacking and competitions. For the walkers there are footpaths all around with Offa' Dyke path not far away.





APPROX MILAGES:

Trefonen 2 miles | Oswestry 4 miles | Ellesmere 8 miles |
Wrexham 18 miles | Shrewsbury 21 miles

Directions

Postcode: SY10 9AY

What three words: enhances.overture.part

From Oswestry town centre, head out of town via Upper Brook Street and continue straight onto Trefonen Road (B4580). Stay on this road for approximately two miles. Turn right signposted Cany and Llansilin and continue along the lane for around half a mile, and the property will be marked by the For Sale Board on your right-hand side.

Property Information

Tenure: Freehold

EPC: D

SERVICES: Mains water, electricity, private tank drainage, oil-fired central heating. In addition, the property benefits from solar panels and two storage batteries. The panels feed the electricity back into the house and then the spare electricity gets sold back to the grid, receiving a Feed in Tariff payment which varies each year. Both stable blocks and workshop have power, the largest stable block having water. Each paddock has water which is metered.

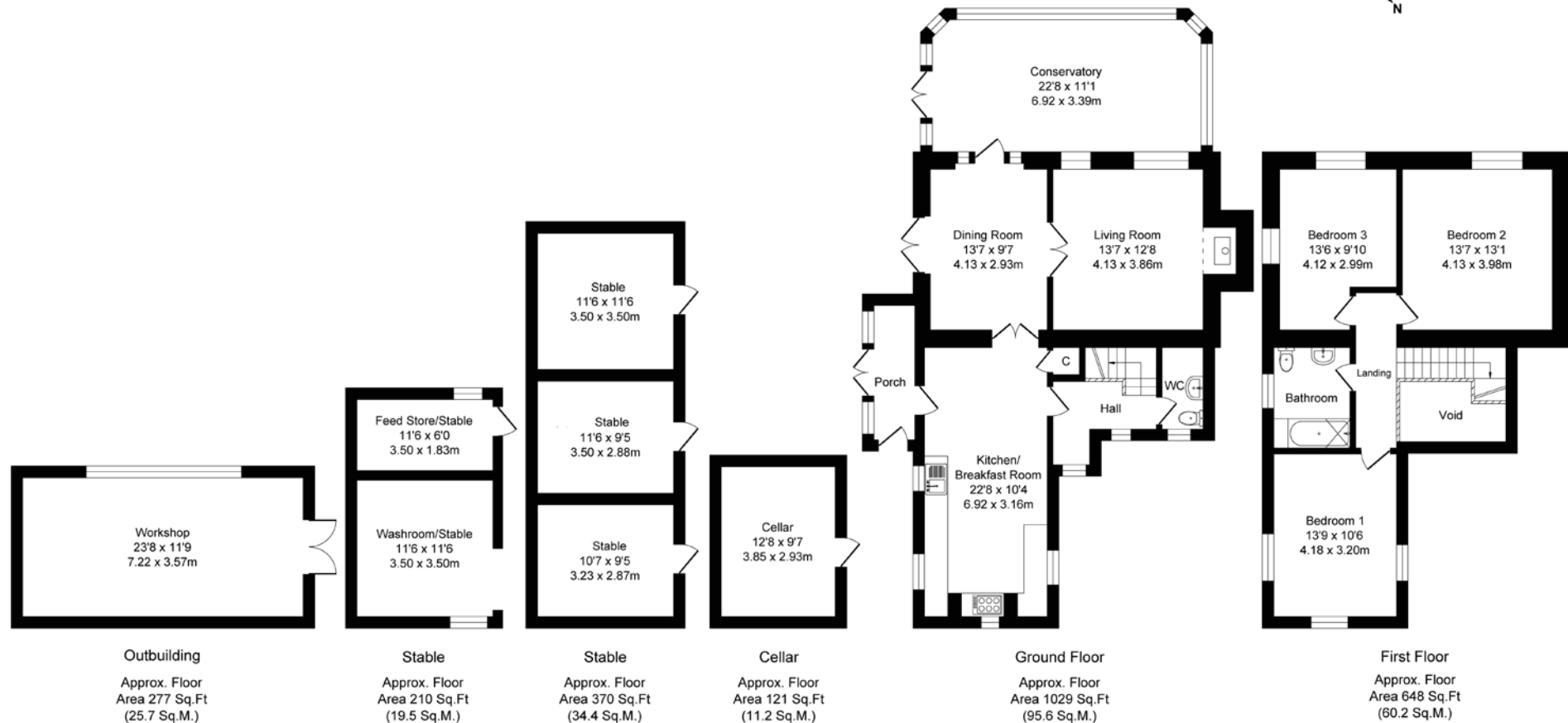
LOCAL AUTHORITY: Shropshire County Council. Tel: 0345 678 9000

COUNCIL TAX: Band C amount payable for 2025- 2026
£1,994.42

Floorplan

GIA 2585 sq ft (240.1 sqm)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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