



FOR SALE

Offers in the region of £475,000

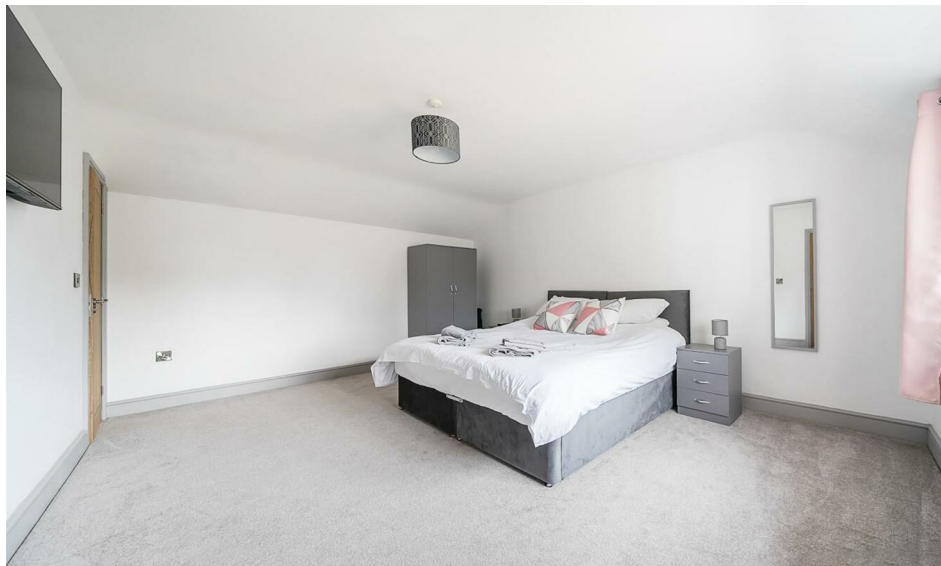
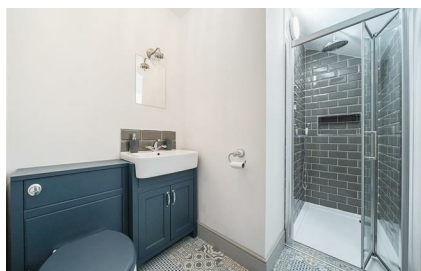
Preesgweene Farm Preesgweene, Weston Rhyn, SY10 7SU

A recently renovated four-bedroom farmhouse boasting stylishly yet sympathetically modernised living accommodation, attractive gardens, and off-street parking, enviably positioned within a select development on the perimeter of Weston Rhyn.



Oswestry (5 miles), Ellesmere (9 miles), Wrexham (12 miles), Shrewsbury (21 miles).

All distances approximate.



- **Modernised Farmhouse**
- **Over 1,800 sq ft**
- **Gardens w/Outbuilding**
- **Ample Parking**
- **Select Development**
- **Edge of Village Location**

DESCRIPTION

Halls are delighted with instructions to offer Preesgweene Farm in Weston Rhyn for sale by private treaty.

Preesgweene Farm is a characterful period L-shaped farmhouse which has been sensitively modernised and improved to now combine a range of traditional features with the practicalities of modern-living, whilst providing over 1,800 sq ft of versatile living accommodation, this comprising, on the ground floor, an Entrance Hall, Kitchen/Dining Room, Utility Room, Cloakroom, Living/Family Room, and Sitting Room, together with four first floor Bedrooms (the Master benefitting from an En-Suite) and a family Bathroom.

The property is complemented by gardens which sit centrally within the development and at present feature an expanse of lawn containing paved pathway which leads from the parking area and culminates at a paved sandstone patio area positioned next to the home, this offering an ideal spot for outdoor dining and entertaining. Preesgweene Farm is further complemented by a detached brick-built outbuilding which provides scope for a variety of onward usages.

SITUATION

Preesgweene Farm occupies a private position on the perimeter of the popular village of Weston Rhyn, which enjoys a range of day-to-day amenities, including School, Church, and Takeaway, whilst retaining a particularly convenient proximity to the A5 which provides easy access to the nearby centres of Oswestry, Shrewsbury, and Wrexham, all of which enjoy a more comprehensive array of facilities including cultural and artistic attractions. Weston Rhyn lies broadly equidistant between the villages of Chrik and Gobowen, with train stations available in each.

PREESGWEENE FARM DEVELOPMENT

Preesgweene is a select development of just three homes; the development was purchased by the current vendors in circa 2022 who have since converted and modernised the farmhouse and associated agricultural buildings to become an intimate collection of characterful edge of village properties positioned around central private gardens.

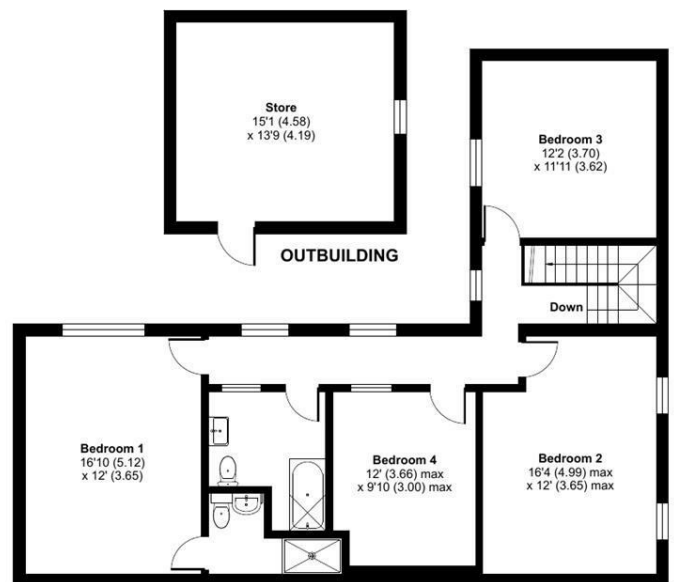
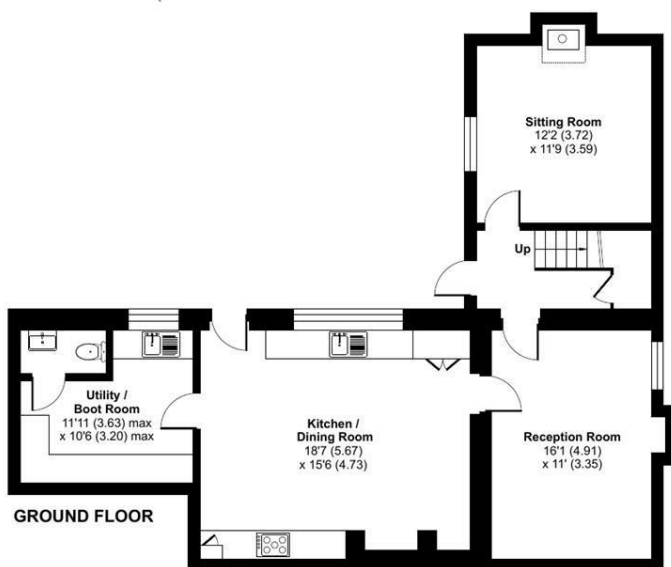
SCHOOLING

Within a convenient proximity are a number of well-regarded state and private schools, including Weston Rhyn Primary, St.Martins School, Gobowen Primary, Selattyn C of E Primary, Ellesmere College, and Oswestry School. The property is particularly well situated for access to the renowned Moreton Hall School, which sits on the edge of the village.



Approximate Area = 1805 sq ft / 167.6 sq m
 Outbuilding = 207 sq ft / 19.2 sq m
 Total = 2012 sq ft / 186.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1313144



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.



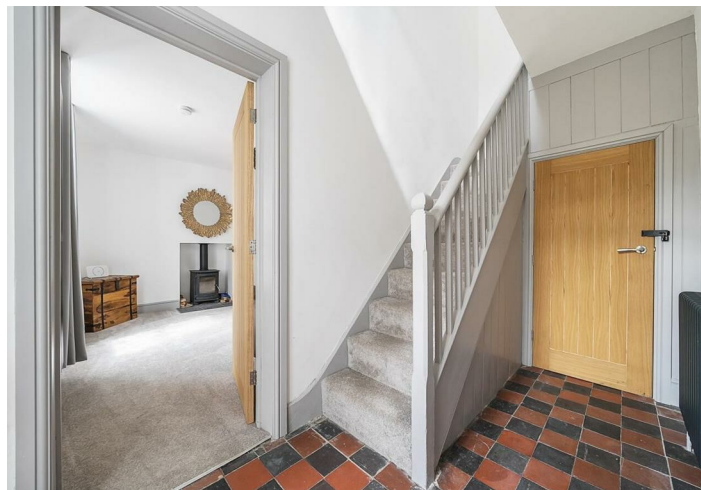
2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



THE PROPERTY

The property provides principal access via an Entrance Porch where stairs rise to the first floor with storage space beneath, and from where a door leads immediately to the left into a cosy Sitting Room, with window overlooking the gardens and a centrally positioned recessed multi-fuel burner.

Turning right from the Entrance Hall, one enters a well proportioned Living/Family Room with open views offered to the rear and ample space for seating, with a further door opening into a generous Kitchen/Dining Room, this acting as the heart of the home and providing a wonderful living and entertaining space, with traditional tiled flooring complemented by a range of sympathetically styled base and wall units, window overlooking the external patio area, and a door which opens onto the same, alongside a further door which allows access into a useful Utility Room, with space provided for white goods and a recessed ground floor Cloakroom.

From the Entrance Hall, stairs rise to a first floor landing where doors provide access into four well proportioned Bedrooms, with the Master benefitting from an adjoining En-Suite Shower Room containing a modern white suite; the remaining Bedrooms are served by a Family Bathroom which features a panelled bath, hand basin, and low-flush WC.

OUTSIDE

Preesgween Farm is complemented by attractive gardens centrally positioned within the development, which offer a versatile space ideal for families, with an expanse of well-tended lawn leading on to a delightful paved patio area situated alongside the property and representing an ideal spot for sitting out or for al fresco dining. To the west of the gardens lies a communal parking area with three designated spaces allocated for Preesgween Farm.

Situated within the gardens is a versatile predominately brick-built outbuilding (approx. 4.50m x 4.00m), which offers scope for a variety of onwards usages, be that as external store, home-gym, or Summerhouse.

THE ACCOMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Living Room: 4.91m x 3.35

Kitchen/Dining Room: 5.67m x 4.73

Utility Room: 3.63m x 3.20m

Cloakroom:

Sitting Room: 3.72m x 3.59

- First Floor -

Master Bedroom: 5.12m x 3.65m

En-Suite:

Bedroom Two: 4.99m x 3.65m (max)

Bedroom Three: 3.70m x 3.62m

Bedroom Four: 3.66m x 3.00 (max)

Family Bathroom:

DIRECTIONS

Leave Oswestry to the north and join the A5, continuing until reaching the Gledrid roundabout where the first exit leads on to Station Road. Proceed on Station Road for around 0.6 miles until a right hand turn leads on to Old Chirk Road where, shortly after, a further right hand turn leads on to a quiet lane, where, after around 500 ft, the development will be positioned on the right.

W3W

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SERVICES

We understand that the property has the benefit of mains and electric and water. Heating is provided by an air-source heat pump and drainage is to a private system.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band ' ' on the Shropshire Council Register.

TENURE

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

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.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

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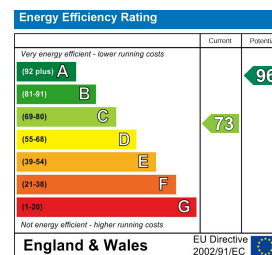
Preesgweene Farm Preesgweene, Weston Rhyn, SY10 7SU



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



01691 622602

Ellesmere Sales

1-3 Cross Street, The Square, Ellesmere, Shropshire, SY12 0AW

E: ellesmere@halls.co.uk



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