



Ty Du, Moelfre, Oswestry, SY10 7QJ

Offers in the region of £575,000



# FOR SALE

Smallholding with 4.36 acres divided into six fields with barn complex, twin garage, animal stores including poultry sheds and large pond. The land is well fenced and has road access. This characterful cottage, aged over 200 years old and was part of the Wyn Estate in 1839, comprises entrance hall, W.C., kitchen, dining room, lounge, sitting room, landing, three double bedrooms, W.C., and bathroom. The property provides exceptional features for those looking for a lifestyle change, including views to the Gyrn Moelfre and surrounding land. Viewing is essential to appreciate the setting, surroundings and character of this well presented cottage.



Composite double glazed entrance door leading into

## Entrance Hall

Stairs off, quarry tiled floor, window to side elevation, radiator, under stairs storage cupboard, two wall light points, ceiling light point.

## W.C.

Pedestal wash hand basin, low level W.C., plumbing and space for washing machine, window to front elevation, quarry tiled floor, loft access, radiator.



## Kitchen

Composite stable door to front elevation, range of wall and base units with laminate work surfaces, electric AGA (economy 7), ceramic one and a half bowl sink drainer unit with mixer tap, window to front elevation, space for fridge freezer, space for dishwasher, quarry tiled floor, exposed ceiling beam, under unit lighting, tiled splashbacks, telephone point, opening into

## Dining Room

Window to front elevation, two windows to side elevation, radiator, quarry tiled floor, Mistral oil fired boiler and heating timer controls.





### **Sitting Room**

Large wood burner inset into large stone inglenook with slate tiled hearth and oak mantle piece, windows to front and rear elevation, exposed ceiling beams, radiator, three wall light points, composite double glazed stable door to front elevation.

### **Lounge**

Inset woodburning stove set on brick hearth, exposed ceiling beams, bay window to front elevation, two radiators, window to side elevation, three wall light points.

### **Landing**

Window to rear elevation, walk-in airing cupboard with shelving and loft access, three wall light points, large cloaks cupboard with hanging rail.

### **Bedroom One**

Window to front elevation with views across the fields, two windows to side elevation with views over Gyrn Moelfre, exposed ceiling beams, two radiators, loft access, telephone point.

### **Bedroom Two**

Two windows to front elevation, radiator, loft access, exposed ceiling beams and wall timber.

### **Bedroom Three**

Window to front elevation, radiator, exposed ceiling beams and wall timber.

### **W.C.**

Low level W.C., pedestal wash hand basin, window to front elevation, shaver light.

- Smallholding with 4.36 acres divided into six fields with barn complex
- A wealth of history dating back to 1839
- Land is well fenced and has road access
- Characterful thee bedroom Welsh long house
- Variety of external features including south facing garden, animal sheds, large pond and stream boundary
- Viewing is essential to appreciate the setting, surroundings and character of this well presented cottage







### Bathroom

Refitted with a white suite comprising P-shaped bath with mixer, shower attachment and screen, pedestal wash hand basin, low level W.C., window to side elevation, shaver light, part tiled walls, radiator.

### Externally

To the front, the property is approached by a barn complex, twin garage with up and over doors, power and light, stable with doors to either side, power and light. There is also a gravelled patio and seating area, south facing garden, lawned area, stocked borders with a variety of trees, shrubs and flowers, gate to field, stream, beautiful rose garden, courtesy light, gate to parking area and slate roofed store.



The land is divided into six fields with gated road access. There is a kitchen garden with two raised beds, further area with large pond and established trees, various sheds for housing animals, two poultry sheds and storage shed. Two of the fields have a stream boundary providing water and are well fenced.

### Agents Notes

There are no Rights of Way that affect this property or the land included.

### Services

Mains electricity, mains water, oil fired heating and private drainage are connected at the property. None of these services have been tested by Halls.





### Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001

The property is in band 'F'

### Viewings

Strictly by appointment only with the selling agents:

Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Tel No: 01938 555552.

Email: welshpool@hallsgb.com



### Directions

Postcode for the property is SY10 7QJ

What3Words Reference is headlines.purple.health

### Anti Money Laundering 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



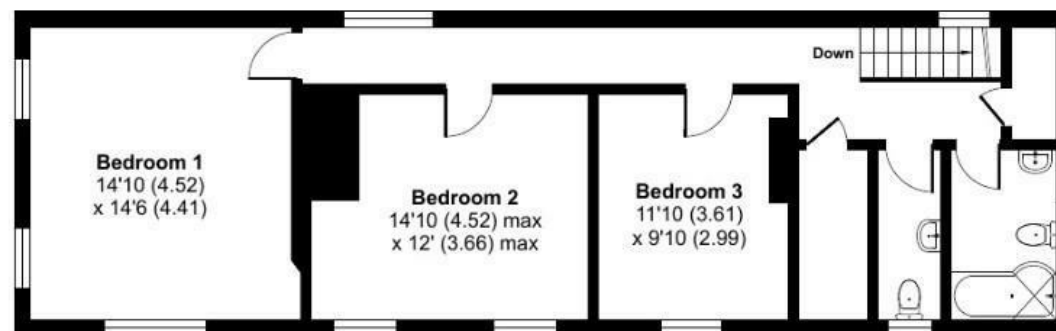
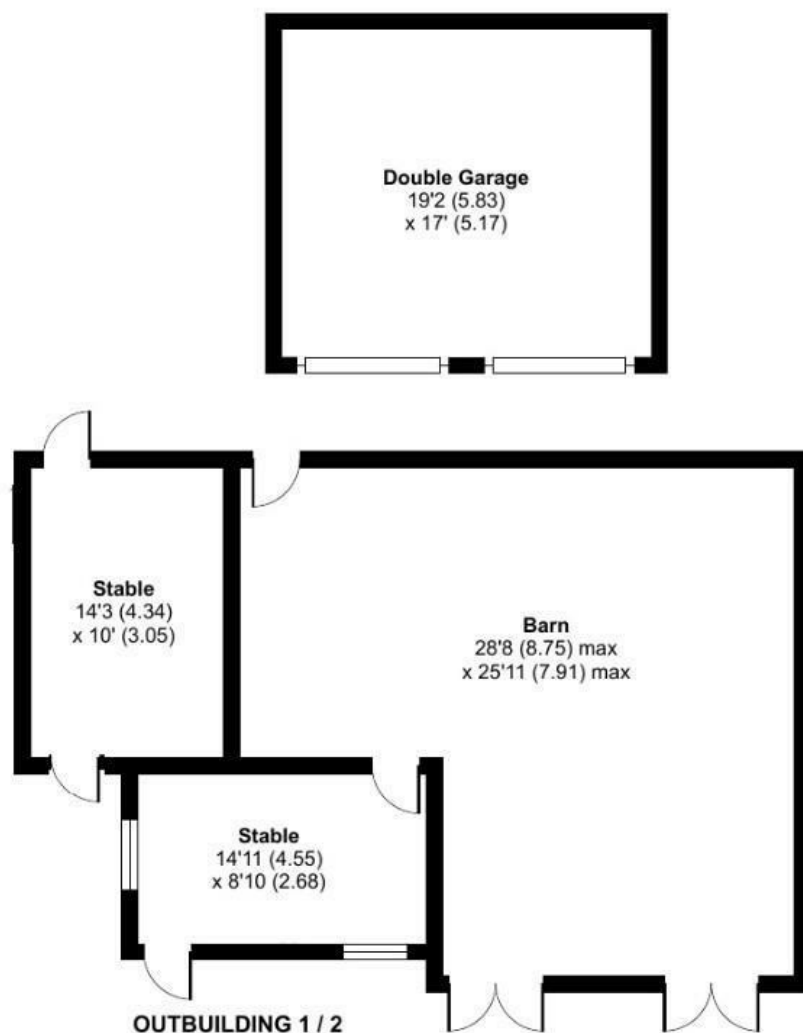
Approximate Area = 1669 sq ft / 155 sq m

Garage = 324 sq ft / 30.1 sq m

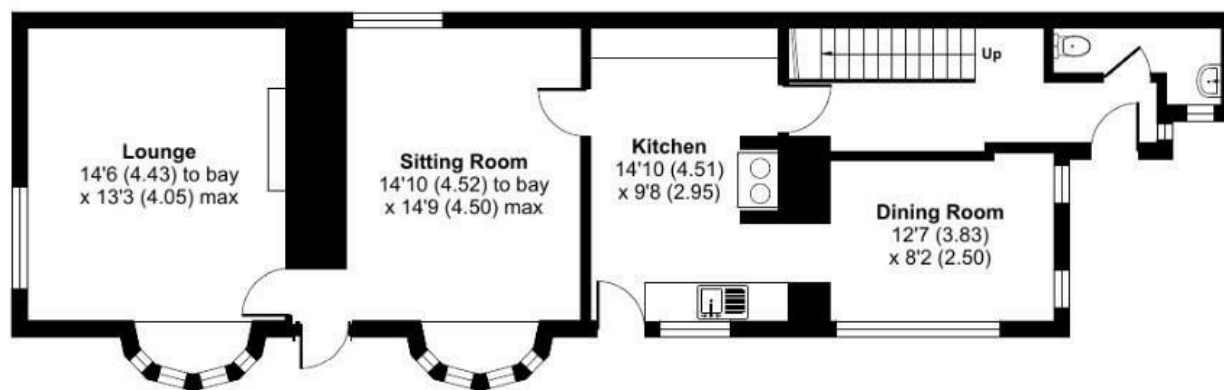
Outbuilding = 934 sq ft / 86.7 sq m

Total = 2927 sq ft / 271.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR









FOR SALE

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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.

**Websites**

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