



Avondale and Ty Bach Twt, Nant Y Caws, Oswestry, SY10 9AN

















A rare opportunity to acquire a beautiful period property set on the edge of Morda Village, close to the popular market town of Oswestry. Enjoying a delightful semi rural location, the home features a self contained annex and offers flexible, adaptable accommodation. Nestled within glorious grounds of approximately 0.30 of an acre, this exceptional property must be viewed.

The accommodation comprises: entrance hall, a cosy sitting room with a solid fuel burning stove, dining room opening through to a kitchen designed for entertaining with multi fuel stove, snug with access to the courtyard, first floor landing provides access to three double bedrooms, family bathroom, and a laundry room/home office. The property enjoys countryside views from every window, adding to its charm.

The self contained annex (Ty Bach Twt) provides versatile living space with solid fuel stove, an open plan living/dining area and fitted kitchen. Stairs rise to a superb double bedroom with fitted wardrobes, an ensuite shower room, and its own private balcony, ideal for guests, multi generational living, potential rental income or working from home space.

The gardens are a truly superb feature of the property, beautifully maintained and bursting into colour during the spring and summer months. There are a variety of sitting and dining areas, along with a picturesque pond, a summer house/studio, and a detached workshop, all set in an elevated position enjoying countryside views.

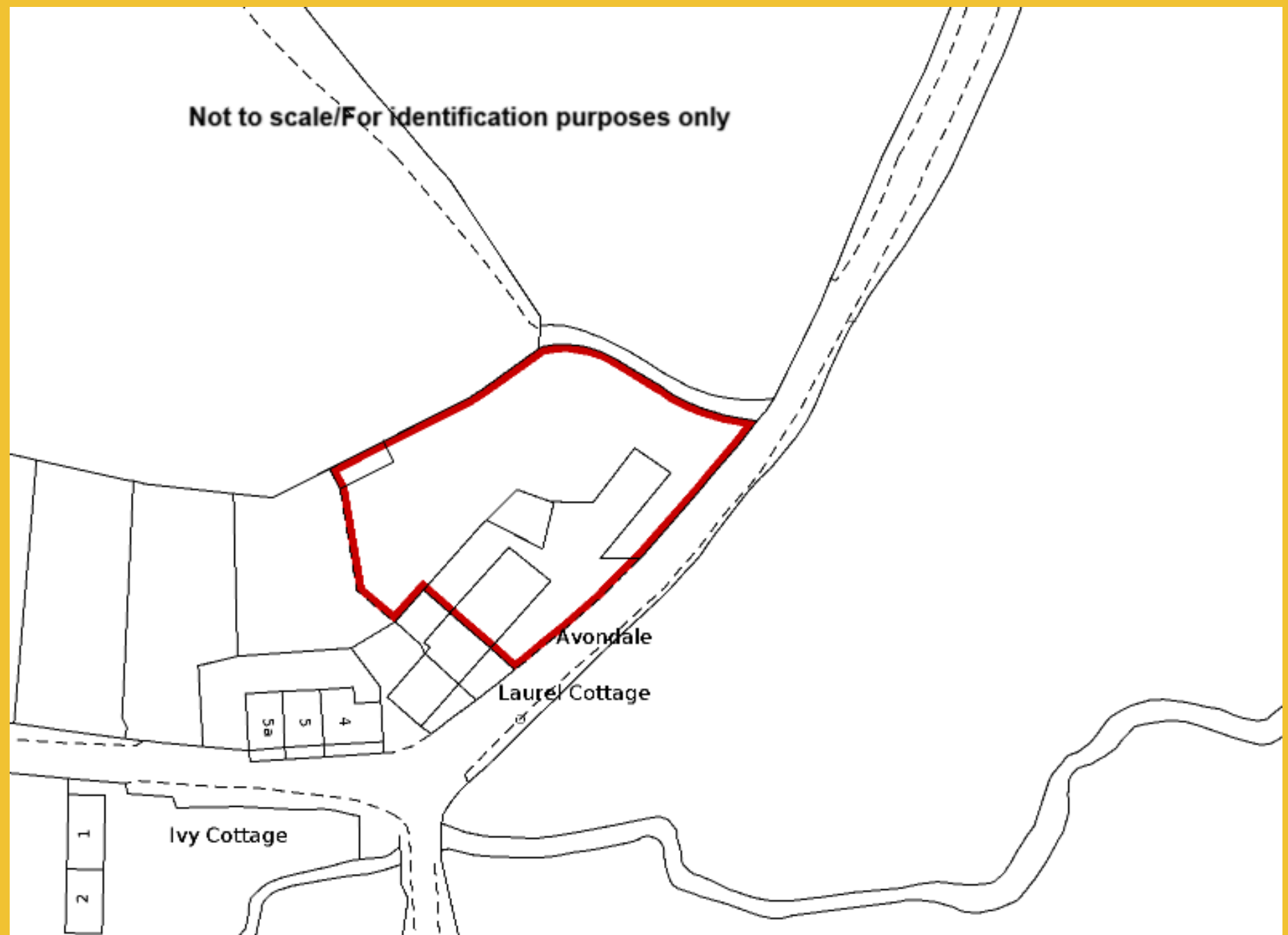
The property offers the perfect blend of rural living with convenience, with countryside walks on the doorstep and local amenities just a short drive away. A well regarded primary school is within walking distance, and the property is warmed by LPG central heating/multi-fuel thermal store and benefits from double glazing.

This charming and characterful home perfectly combines period appeal with modern practicality. Early viewing is highly recommended.





Not to scale/For identification purposes only



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Council Tax Band – Band D

Tenure – Freehold – Confirmation should be sought via a purchasers legal advisor.

Services – We understand that the property benefits from mains electricity, private drainage and mains water, LPG/solid fuel thermal store central heating. Confirmation should be sought via a purchasers legal advisor.



Notes – Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with consents or current usage. Nothing in these particulars indicate that any fixtures or fittings, unless itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Viewing strictly via the property agent



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